CITY OF ALBUQUERQUE

February 10, 2012

Daniel B. Stewart, P.E.
Lawrence A. Cates and Associates, LLP
14800 Quorum Dr, Suite 200
Dallas TX. 75254

Re: Target Uptown, Grading and Drainage Plan
Engineer's Stamp Date 2/07/2012 (J19/D071)

Dear Mr. Stewart,

Based upon the revised grading plans received on 2/10/2012 the above referenced plan is approved for Grading and Building Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing ¾ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

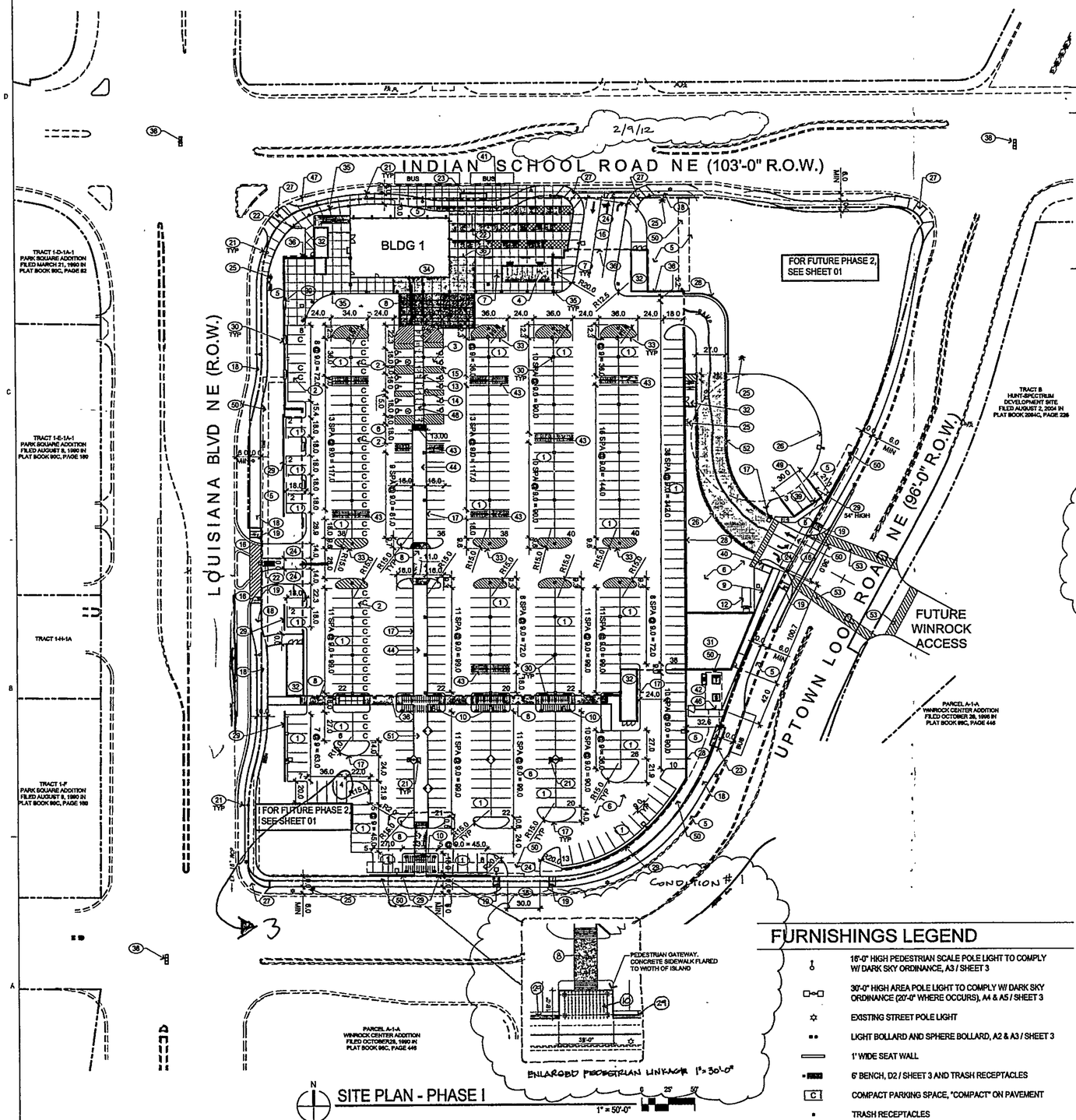
If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Service

C: emailed

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov



SITE PLAN - PHASE I

1" = 50'-0"

SITE DATA

LEGAL DESCRIPTION: ZONE: SU-3
TRACK A, HUNT - SPECTRUM DEVELOPMENT SITE

BUILDING 1 AREA:	155,629 SF
SITE AREA:	320,480 SF (7.36 ACRES)
F.A.R. (155,629 SF / 320,480 SF):	0.49

(BUILDINGS 2 & 3 FUTURE)

PARKING

BUILDING 1:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	155,629 SF / 500 = 312 SPACES
PARKING PROVIDED		466 SPACES (36 - COMPACT)
ACCESSIBLE REQ'D / PROVIDED		10 SPACES / 12 SPACES

MOTORCYCLE PARKING:

REQUIRED:	301-500 PARKING SPACES = 6 SPACES
PROVIDED:	10 SPACES

BICYCLE PARKING:

REQUIRED:	1:20 AUTOMOBILE, (466 / 20) = 24 SPACES
PROVIDED:	30 SPACES

FURNISHINGS LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, A3 / SHEET 3
- 30'-0" HIGH AREA POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE (20'-0" WHERE OCCURS), A4 & A5 / SHEET 3
- EXISTING STREET POLE LIGHT
- LIGHT BOLLARD AND SPHERE BOLLARD, A2 & A3 / SHEET 3
- 1' WIDE SEAT WALL
- 6' BENCH, D2 / SHEET 3 AND TRASH RECEPTACLES
- COMPACT PARKING SPACE, "COMPACT" ON PAVEMENT
- TRASH RECEPTACLES

GENERAL NOTES

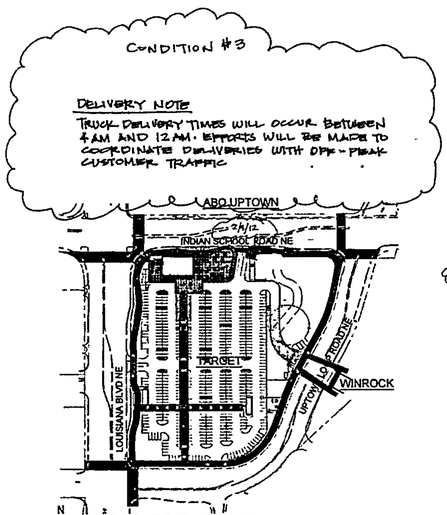
A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
E. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
F. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
H. SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS.
I. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES.
J. PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES AND TRASH RECEPTACLES.
K. TARGET WILL MAINTAIN THE PEDESTRIAN CROSSWALK AT DRIVEWAYS WITHIN THE PARKING AREAS.

KEYED NOTES

1. TYPICAL PARKING SPACE; 9'-0"x18'-0" (UNLESS NOTED OTHERWISE).
2. TYPICAL COMPACT PARKING SPACE; 8'-0"x16'-0"
3. TYPICAL ADA PARKING SPACE; 9'-0"x18'-0"
4. TYPICAL MOTORCYCLE PARKING SPACE; 5'-0"x8'-0", REFER DETAIL C2 / SHEET 4
5. LANDSCAPED AREA; REFER TO LANDSCAPE PLAN
6. CONCRETE PAVING
7. METAL BIKE RACK; REFER DETAIL D1 / SHEET 3
8. PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING CONCRETE PAVING.
9. 16' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING, REFER DETAIL B1 / SHEET 4
10. STEEL TRELLIS ABOVE
11. NOT USED
12. TRASH COMPACTOR
13. POLE MOUNTED ADA SIGNAGE, RE: C5 / SHEET 03
14. 6" Ø BOLLARD, TYP.
15. PAINTED ADA PAVEMENT SIGNAGE TYP.
16. AUTOMOBILE INGRESS/EGRESS.
17. CONCRETE CURB
18. 10' SIDEWALK, RE: A4 / SHEET 4
19. NEW CONCRETE ADA RAMP WITH. 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440
20. NOT USED
21. LIGHT POLE TYP; REFER DETAIL A3, A4 & A5 / SHEET 3
22. MONUMENT SIGN; REFER WAYFINDING SHEETS 20 - 21
23. PROPOSED BUS OR RAPID RIDE SHELTER STOPS, RE: B2 & C2 / SHEET 04
24. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
25. PROPOSED FIRE HYDRANT LOCATION
26. FIRE LANE
27. ACCESSIBLE RAMP, RE: A2 / SHEET 4
28. RETAINING WALL
29. PARKING LOT SCREEN WALL, 36" HIGH CAST-IN-PLACE CONCRETE, UNO. REFER DETAIL A1 / SHEET 4
30. BUILDING STRUCTURE
31. SERVICE DOCK
32. EGRESS FROM STORE ABOVE
33. STRIPED ISLAND
34. STORE ENTRY
35. TARGET SPHERICAL BOLLARDS, REFER DETAIL B2 / SHEET 3
36. LINE OF TARGET STORE ABOVE
37. NOT USED
38. EXISTING TRAFFIC SIGNAL
39. TYPICAL LOADING PARKING SPACE; 10'-0"x20'-0"
40. LOCATION OF SCREEN WALL WILL COMPLY WITH LINE-OF-SIGHT TRIANGLE
41. LIGHT BOLLARD, RE: C4 / SHEET 03
42. SERVICE YARD
43. SHOPPING CART CORRALS
44. PEDESTRIAN WALKWAY (WITHOUT BORDER), REFER DETAIL B4 / SHEET 4
45. NOT USED 2/9/12
46. 12' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING
47. PROPOSED STOP SIGN
48. ACCESSIBLE SIDEWALK, RE: A5 / SHEET 4
49. TARGET VAN DELIVERY SIGNAGE AT EACH 10'-0"x20'-0" SPACE
50. P.U.E. LOCATIONS, RE: SHEETS 12 & 13
51. PEDESTRIAN WALKWAY, SEE DETAIL B4 / SHEET 4
52. 2" COLORED CONCRETE ROLLED CURB
53. FUTURE PEDESTRIAN CROSSWALK

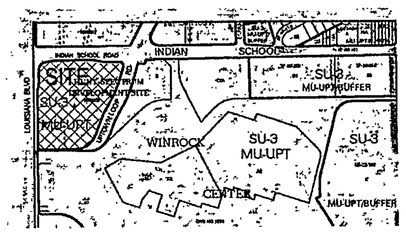
CPTED PRINCIPLES

- WELL DEFINED SITE ENTRANCES WITH SIGNS, PLANTINGS, BOLLARDS AND LIGHTS
- CLEARLY MARKED PUBLIC PATHS
- MAXIMIZED VISIBILITY WITH FULLY ILLUMINATED PARKING AREAS AND DRIVING LANES USING LIGHTING THAT IS EVEN, UNIFORM AND DOES NOT PRODUCE DARK AREAS.
- NATURAL LIGHTING AND OPENNESS IN PARKING AREA
- ALL SURFACES CLEAN AND LIGHT IN COLOR TO REFLECT LIGHT
- NO ACCESS TO ROOF FROM PARKING AREA
- STAIRWELLS ARE NOT ACCESSIBLE FROM PARKING AREA
- MONITORED STORE ENTRANCE
- ELEVATORS ARE LOCATED WITHIN THE STORE ENTRY
- BUILDINGS AND WALKWAYS WILL BE KEPT CLEAN AND REPAIRED. PLANTINGS WILL BE KEPT IN GOOD CONDITION.
- DEVELOPMENT WILL BE MAINTAINED TO TARGET'S HIGH COMPANY STANDARDS.
- VISIBILITY IN THE PARKING AREA IS AVAILABLE IN MULTIPLE LOCATIONS AROUND THE BUILDING PERIMETER
- ENHANCED TARGET VIDEO SOLUTIONS (TVS) WILL BE INSTALLED FOR SECURITY CAMERAS UNDER THE BUILDING.



CONNECTIVITY PLAN

NOT TO SCALE



VICINITY MAP

Zone Atlas Map J-19-Z

1" = 500'-0"

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

REVISIONS

DRAWN BY	TB
REVIEWED BY	SJT
DATE	11/10/2011
PROJECT NO.	10-0135

DRAWING NAME

SITE DEVELOPMENT PLAN PHASE I

Salgado-Fernandez, Nilo E.

From: Cloud, Jack W.

Sent: Monday, January 28, 2013 9:17 AM

To: Metro, Kristal D.; 'Daniel Stewart'; Salgado-Fernandez, Nilo E.

Subject: RE: Target Albuquerque Uptown Certificate of Occupancy

It will be up to Zoning Enforcement whether any field changes were 'minor' and considered consistent with the approved site plan, and thus suitable for occupancy –
If they do not agree, they generally will not approve the C.O. unless an amended site plan is approved.

- Jack Cloud, Chair
Development Review Board

From: Metro, Kristal D.
Sent: Monday, January 28, 2013 8:31 AM
To: 'Daniel Stewart'; Salgado-Fernandez, Nilo E.
Cc: Cloud, Jack W.
Subject: RE: Target Albuquerque Uptown Certificate of Occupancy

Mr. Stewart,

It is standard practice within our Department for the applicant to redline any minor changes that were made in the field on the approved site plan. This has never been an issue before; however, I have included Jack Cloud in this email. Jack, do you have any objection to the applicant noting any field changes to the site plan when applying for certificate of occupancy?

Sincerely,
Kristal Metro

From: Daniel Stewart [mailto:dstewart@cates-clark.com]
Sent: Monday, January 28, 2013 6:48 AM
To: Salgado-Fernandez, Nilo E.
Cc: Metro, Kristal D.
Subject: Target Albuquerque Uptown Certificate of Occupancy
Importance: High

Nilo,

The contractor informed me that you are wanting a red lined copy of the DRB Site Plan due to the Phase II and III projects not being constructed. As was agreed to and approved at DRB, we have provided two Site Plans. One with the future phases on it (which is what you are referencing), and a second with only the Phase I work (what was constructed). You will see on the full build out that we have notes referencing this second page for the Phase I work. I have attached this second Site Plan for your reference. If this is not acceptable, and you still request a marked up Site Plan, please provide something in writing from a member of the DRB staff saying that it is okay to do so. I want to make sure I have a record in my file that allows me to change the Site Plan without having to resubmit to the entire DRB staff.

Daniel Stewart, P.E., LEED GA

Cates-Clark & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Phone (972) 385-2272
Fax (972) 980-1627
TBPE F-3751

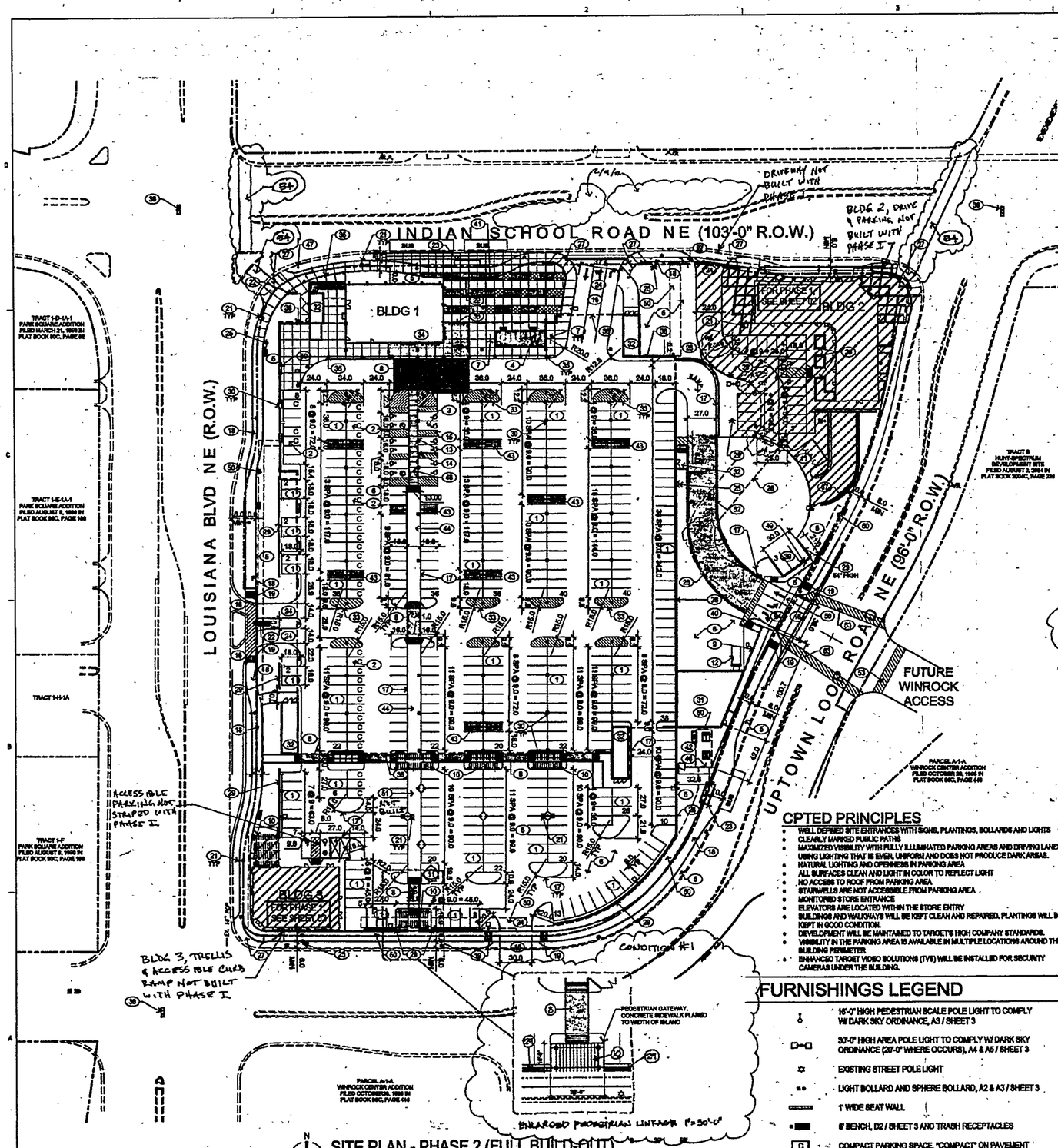
Salgado-Fernandez, Nilo E.

From: Daniel Stewart [dstewart@cates-clark.com]
Sent: Monday, January 28, 2013 10:18 AM
To: Salgado-Fernandez, Nilo E.
Cc: Matt Johnson
Subject: Target Albuquerque Uptown
Attachments: 1-28-13 Target ABQ DRB Site Plan-.pdf

Nilo,

Attached is the red-lined DRB Site Plan per your request. Let me know if you would like to change or add anything. Matt Johnson will be delivering a hard copy later today.

Daniel Stewart, P.E., LEED GA
Cates-Clark & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Phone (972) 385-2272
Fax (972) 980-1627
TBPE F-3751



SITE PLAN - PHASE 2 (FULL BUILD-OUT)
1" = 60'-0"

CPTED PRINCIPLES

- WELL DEFINED SITE ENTRANCES WITH SIGNS, PLANTINGS, BOLLARDS AND LIGHTS
- CLEARLY MARKED PUBLIC PATHS
- MAXIMIZED VISIBILITY WITH FULLY ILLUMINATED PARKING AREAS AND DRIVING LANES USING LIGHTING THAT IS EVEN, UNIFORM AND DOES NOT PRODUCE DARK AREAS.
- NATURAL LIGHTING AND OPENNESS IN PARKING AREA
- ALL SURFACES CLEAN AND LIGHT IN COLOR TO REFLECT LIGHT
- NO ACCESS TO ROOF FROM PARKING AREA
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- ENHANCED TARGET VIDEO SOLUTIONS (TVS) WILL BE INSTALLED FOR SECURITY CAMERAS UNDER THE BUILDING.

FURNISHINGS LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, A3 / SHEET 3
- 30'-0" HIGH AREA POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE (20'-0" WHERE OCCURS), A4 & A5 / SHEET 3
- EXISTING STREET POLE LIGHT
- LIGHT BOLLARD AND SPHERE BOLLARD, A2 & A3 / SHEET 3
- 1' WIDE SEAT WALL
- 6' BENCH, D2 / SHEET 3 AND TRASH RECEPTACLES
- COMPACT PARKING SPACE, "COMPACT" ON PAVEMENT
- TRASH RECEPTACLES

SITE DATA

LEGAL DESCRIPTION: ZONE: SU-3
TRACK A, HUNT - SPECTRUM DEVELOPMENT SITE

BUILDING 1 AREA:	155,629 SF
BUILDING 2 AREA - RETAIL:	6,200 SF
BUILDING 2 AREA - HOUSING:	21,600 SF (3 FLOORS @ 7,200 SF, 18 DU)
BUILDING 3 AREA:	4,740 SF
TOTAL:	
BUILDING AREA:	188,169 SF
SITE AREA:	320,480 SF (7.36 ACRES)
F.A.R. (188,169 SF / 320,480 SF):	0.59

PARKING

BUILDING 1:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	155,629 SF / 500 = 312 SPACES
PARKING PROVIDED		451 SPACES
ACCESSIBLE REQ'D / PROVIDED		12 SPACES / 12 SPACES

BUILDING 2:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	6,200 SF / 500 = 13 SPACES
HOUSING	1.5/DU	1.5 X 18 DU = 27 SPACES
PARKING PROVIDED		41 SPACES (11 SURFACE, 30 BELOW)
ACCESSIBLE REQ'D / PROVIDED		2 SPACES / 2 SPACES

BUILDING 3:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	4,740 SF / 500 = 10 SPACES
PARKING PROVIDED		22 SPACES
ACCESSIBLE REQ'D / PROVIDED		2 SPACES / 2 SPACES

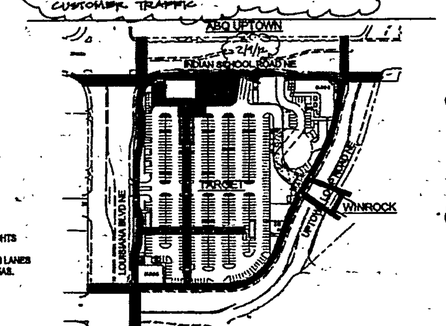
TOTAL:

PARKING REQUIRED:	362 SPACES
PARKING PROVIDED:	536 SPACES (36 - COMPACT)
ACCESSIBLE REQ'D / PROVIDED	16 SPACES / 16 SPACES

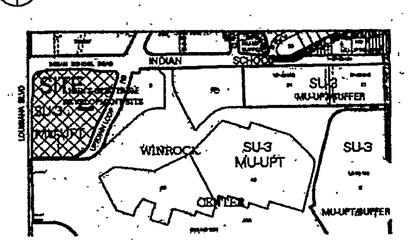
MOTORCYCLE PARKING:
REQUIRED: 501-750 PARKING SPACES = 7 SPACES
PROVIDED: 10 SPACES

BICYCLE PARKING:
REQUIRED: 1:20 AUTOMOBILE, (536 / 20) = 27 SPACES
PROVIDED: 30 SPACES

DELIVERY NOTE
TRUCK DELIVERY TIMES WILL OCCUR BETWEEN 4 AM AND 12 AM. EFFORTS WILL BE MADE TO COORDINATE DELIVERIES WITH OFF-PEAK CUSTOMER TRAFFIC.
CONDITION #3



CONNECTIVITY PLAN
NOT TO SCALE



VICINITY MAP
Zone Atlas Map J-19-Z
1" = 500'-0"

GENERAL NOTES

A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
E. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
F. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
H. SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS.
I. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES.
J. PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES AND TRASH RECEPTACLES.
K. TARGET WILL MAINTAIN THE PEDESTRIAN CROSSWALK AT DRIVEWAYS WITHIN THE PARKING AREAS.

KEYED NOTES

1. TYPICAL PARKING SPACE; 9'-0"x18'-0" (UNLESS NOTED OTHERWISE).
2. TYPICAL COMPACT PARKING SPACE; 8'-0"x16'-0"
3. TYPICAL ADA PARKING SPACE; 9'-0"x18'-0"
4. TYPICAL MOTORCYCLE PARKING SPACE; 5'-0"x8'-0", REFER DETAIL C2 / SHEET 4
5. LANDSCAPED AREA; REFER TO LANDSCAPE PLAN
6. CONCRETE PAVING
7. METAL BIKE RACK; REFER DETAIL D1 / SHEET 3
8. PEDESTRIAN CROSSWALK, COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING CONCRETE PAVING.
9. 16' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING, REFER DETAIL A1 / SHEET 4
10. STEEL TRELLIS ABOVE
11. REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; REFER DETAIL B5 / SHEET 3
12. TRASH COMPACTOR
13. POLE MOUNTED ADA SIGNAGE, RE: C5 / SHEET 03
14. 6" Ø BOLLARD, TYP.
15. PAINTED ADA PAVEMENT SIGNAGE TYP.
16. AUTOMOBILE INGRESS/EGRESS.
17. CONCRETE CURB
18. 10' SIDEWALK, RE: A4 / SHEET 4
19. NEW CONCRETE ADA RAMP WITH, 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440
20. RAISED LANDSCAPE PLANTER, RE A3 / SHEET 5
21. LIGHT POLE TYP; REFER DETAIL A3, A4 & A5 / SHEET 3
22. MONUMENT SIGN; REFER WAYFINDING SHEETS 20 - 21
23. PROPOSED BUS OR RAPID RIDE SHELTER STOPS, RE: B2 & C2 / SHEET 04
24. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
25. PROPOSED FIRE HYDRANT LOCATION
26. FIRE LANE
27. ACCESSIBLE RAMP, RE: A2 / SHEET 4
28. RETAINING WALL
29. PARKING LOT SCREEN WALL, 36" HIGH CAST-IN-PLACE CONCRETE, UNO, REFER DETAIL A1 / SHEET 4
30. BUILDING STRUCTURE
31. SERVICE DOCK
32. EGRESS FROM STORE ABOVE
33. STRIPED ISLAND
34. STORE ENTRY
35. TARGET SPHERICAL BOLLARDS, REFER DETAIL B2 / SHEET 3
36. LINE OF TARGET STORE ABOVE
37. 42" HIGH CAST-IN-PLACE CONCRETE WALL
38. EXISTING TRAFFIC SIGNAL
39. TYPICAL LOADING PARKING SPACE; 10'-0"x20'-0"
40. LOCATION OF SCREEN WALL WILL COMPLY WITH LINE-OF-SIGHT TRIANGLE
41. LIGHT BOLLARD, RE: C4 / SHEET 03
42. SERVICE YARD
43. SHOPPING CART CORRALS
44. PEDESTRIAN WALKWAY (WITHOUT BORDER), REFER DETAIL B4 / SHEET 4
45. NOT USED 2/14/12
46. 12' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING
47. PROPOSED STOP SIGN
48. ACCESSIBLE SIDEWALK, RE: A5 / SHEET 4
49. TARGET VAN DELIVERY SIGNAGE AT EACH 10'-0"x20'-0" SPACE
50. P.U.E. LOCATIONS, RE: SHEETS 12 & 13
51. PEDESTRIAN WALKWAY, SEE DETAIL B4 / SHEET 4
52. 2" COLORED CONCRETE ROLLED CURB
53. FUTURE PEDESTRIAN CROSSWALK
54. ENHANCED PEDESTRIAN CROSSWALK TRANSPORTATION 3/16/12 WITH BRICK PATTERN

AFD PLANS CHECKING OFFICE
(APPROVED/NOT APPROVED)
SIGNATURE & DATE
HYDRANT AND HOSES APPROVED

FORMER PROJECT NUMBER: 1007316
PROJECT NUMBER: 1007316
APPLICATION NUMBER:
Is an Infrastructure List Required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	11-16-11
ABCWUA	11/16/11
PARKS AND RECREATION DEPARTMENT	11/16/11
CITY ENGINEER	3-27-12
SOLID WASTE MANAGEMENT	11/10/11
DRB CHAIRPERSON, PLANNING DEPARTMENT	3-27-12

Dekker Perich Sabatini
architecture interiors landscape planning engineering
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT
ENGINEER

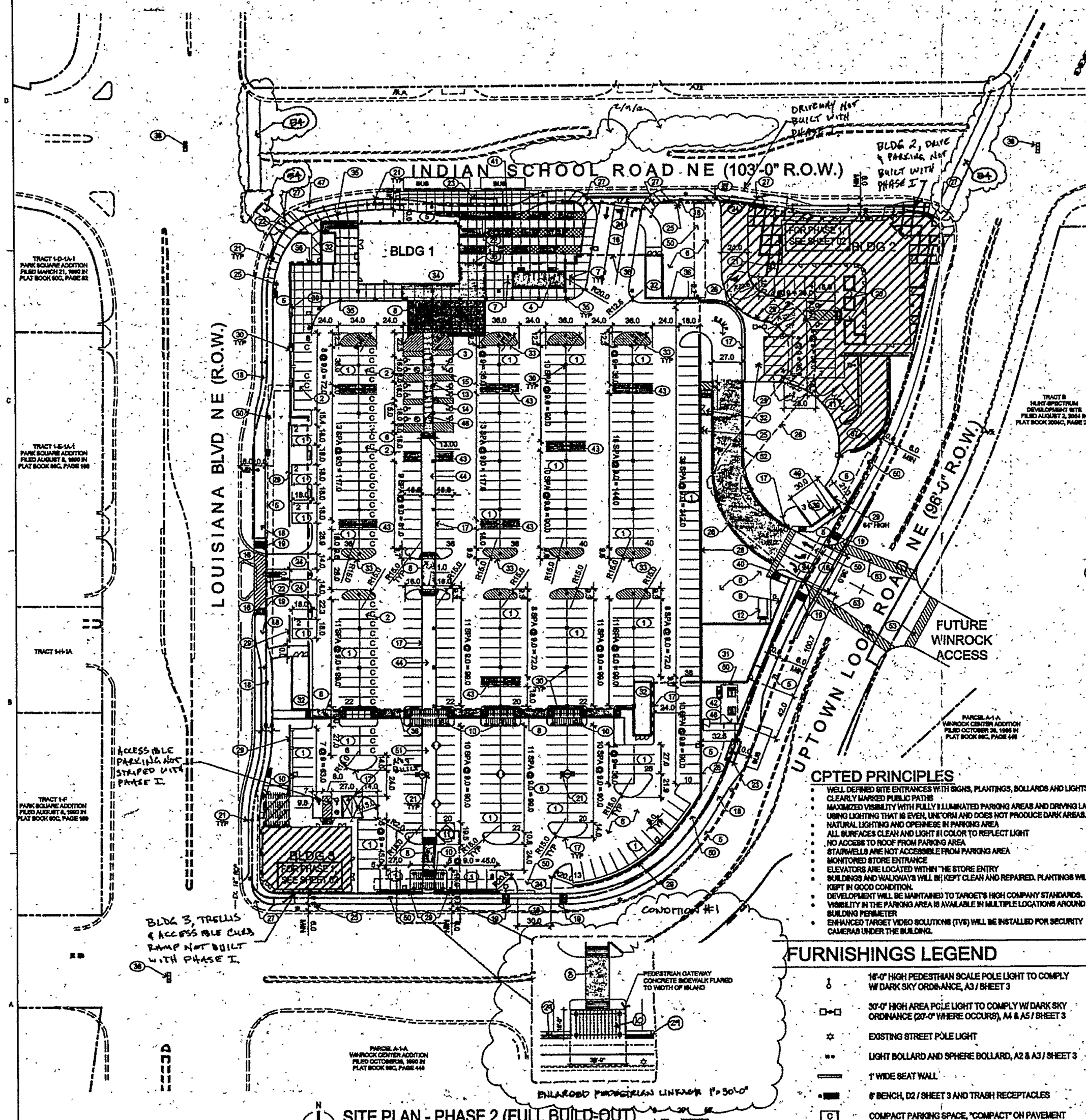
PROJECT
TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

REVISIONS
△
△
△
△

DRAWN BY	TB
REVIEWED BY	SJT
DATE	11/11/2011
PROJECT NO.	10-0135

DRAWING NAME
SITE DEVELOPMENT PLAN PHASE 2 (FULL BUILD-OUT)



SITE PLAN - PHASE 2 (FULL BUILD-OUT)
1" = 50'-0"

SITE DATA

LEGAL DESCRIPTION: ZONE: SU-3
TRACK A, HUNT - SPECTRUM DEVELOPMENT SITE

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BUILDING 2 AREA - HOUSING:	21,600 SF (3 FLOORS @ 7,200 SF, 18 DU)
BUILDING 3 AREA:	4,740 SF
TOTAL:	
BUILDING AREA:	188,169 SF
SITE AREA:	320,480 SF (7.36 ACRES)
F.A.R. (188,169 SF / 320,480 SF):	0.59

PARKING

BUILDING 1:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	155,629 SF / 500 = 312 SPACES
PARKING PROVIDED		451 SPACES
ACCESSIBLE REQ'D / PROVIDED		12 SPACES / 12 SPACES

BUILDING 2:

USE:	RATIO:	REQUIRED:
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HOUSING	1.5/DU	1.5 X 18 DU = 27 SPACES
PARKING PROVIDED		41 SPACES (11 SURFACE, 30 BELOW)
ACCESSIBLE REQ'D / PROVIDED		2 SPACES / 2 SPACES

BUILDING 3:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	4,740 SF / 500 = 10 SPACES
PARKING PROVIDED		22 SPACES
ACCESSIBLE REQ'D / PROVIDED		2 SPACES / 2 SPACES

TOTAL:

PARKING REQUIRED:	362 SPACES
PARKING PROVIDED:	536 SPACES (36 - COMPACT)
ACCESSIBLE REQ'D / PROVIDED	16 SPACES / 16 SPACES

MOTORCYCLE PARKING:

REQUIRED:	501-750 PARKING SPACES = 7 SPACES
PROVIDED:	10 SPACES

BICYCLE PARKING:

REQUIRED:	1:20 AUTOMOBILE, (536 / 20) = 27 SPACES
PROVIDED:	30 SPACES

DELIVERY NOTE
TRUCK DELIVERY TIMES WILL OCCUR BETWEEN 4 AM AND 12 AM - EFFORTS WILL BE MADE TO COORDINATE DELIVERIES WITH DPS - PEAK CUSTOMER TRAFFIC

CPTED PRINCIPLES

- WELL DEFINED SITE ENTRANCES WITH SIGNS, PLANTINGS, BOLLARDS AND LIGHTS
- CLEARLY MARKED PUBLIC PATHS
- MAXIMIZED VISIBILITY WITH FULLY ILLUMINATED PARKING AREAS AND DRIVING LANES USING LIGHTING THAT IS EVEN, UNIFORM AND DOES NOT PRODUCE DARK AREAS.
- NATURAL LIGHTING AND OPENNESS IN PARKING AREA
- ALL SURFACES CLEAN AND LIGHT IN COLOR TO REFLECT LIGHT
- NO ACCESS TO ROOF FROM PARKING AREA
- STAIRWELLS ARE NOT ACCESSIBLE FROM PARKING AREA
- MONITORED STORE ENTRANCE
- ELEVATORS ARE LOCATED WITHIN THE STORE ENTRY
- BUILDINGS AND WALKWAYS WILL BE KEPT CLEAN AND REPAIRED. PLANTINGS WILL BE KEPT IN GOOD CONDITION.
- DEVELOPMENT WILL BE MAINTAINED TO TARGET'S HIGH COMPANY STANDARDS.
- VISIBILITY IN THE PARKING AREA IS AVAILABLE IN MULTIPLE LOCATIONS AROUND THE BUILDING PERIMETER
- ENHANCED TARGET VIDEO SOLUTIONS (TVS) WILL BE INSTALLED FOR SECURITY CAMERAS UNDER THE BUILDING.

FURNISHINGS LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, A3 / SHEET 3
- 30'-0" HIGH AREA POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE (20'-0" WHERE OCCURS), A4 & A5 / SHEET 3
- EXISTING STREET POLE LIGHT
- LIGHT BOLLARD AND SPHERE BOLLARD, A2 & A3 / SHEET 3
- 1' WIDE SEAT WALL
- 6' BENCH, D2 / SHEET 3 AND TRASH RECEPTACLES
- COMPACT PARKING SPACE, "COMPACT" ON PAVEMENT
- TRASH RECEPTACLES

GENERAL NOTES

A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
E. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
F. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
H. SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS.
I. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES.
J. PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES AND TRASH RECEPTACLES.
K. TARGET WILL MAINTAIN THE PEDESTRIAN CROSSWALK AT DRIVEWAYS WITHIN THE PARKING AREAS.

KEYED NOTES

1. TYPICAL PARKING SPACE; 9'-0"x18'-0" (UNLESS NOTED OTHERWISE).
2. TYPICAL COMPACT PARKING SPACE; 8'-0"x16'-0"
3. TYPICAL ADA PARKING SPACE; 9'-0"x18'-0"
4. TYPICAL MOTORCYCLE PARKING SPACE; 5'-0"x8'-0", REFER DETAIL C2 / SHEET 4
5. LANDSCAPED AREA; REFER TO LANDSCAPE PLAN
6. CONCRETE PAVING
7. METAL BIKE RACK; REFER DETAIL D1 / SHEET 3
8. PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING CONCRETE PAVING.
9. 18' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING, REFER DETAIL A1 / SHEET 4
10. STEEL TRELLIS ABOVE
11. REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; REFER DETAIL B5 / SHEET 3
12. TRASH COMPACTOR
13. POLE MOUNTED ADA SIGNAGE, RE: C5 / SHEET 03
14. 6" Ø BOLLARD, TYP.
15. PAINTED ADA PAVEMENT SIGNAGE TYP.
16. AUTOMOBILE INGRESS/EGRESS.
17. CONCRETE CURB
18. 10' SIDEWALK, RE: A4 / SHEET 4
19. NEW CONCRETE ADA RAMP WITH. 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440
20. RAISED LANDSCAPE PLANTER, RE: A3 / SHEET 5
21. LIGHT POLE TYP; REFER DETAIL A3, A4 & A5 / SHEET 3
22. MONUMENT SIGN; REFER WAYFINDING SHEETS 20 - 21
23. PROPOSED BUS OR RAPID RIDE SHELTER STOPS, RE: B2 & C2 / SHEET 04
24. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
25. PROPOSED FIRE HYDRANT LOCATION
26. FIRE LANE
27. ACCESSIBLE RAMP, RE: A2 / SHEET 4
28. RETAINING WALL
29. PARKING LOT SCREEN WALL, 36" HIGH CAST-IN-PLACE CONCRETE, UNO. REFER DETAIL A1 / SHEET 4
30. BUILDING STRUCTURE
31. SERVICE DOCK
32. EGRESS FROM STORE ABOVE
33. STRIPED ISLAND
34. STORE ENTRY
35. TARGET SPHERICAL BOLLARDS, REFER DETAIL B2 / SHEET 3
36. LINE OF TARGET STORE ABOVE
37. 42" HIGH CAST-IN-PLACE CONCRETE WALL
38. EXISTING TRAFFIC SIGNAL
39. TYPICAL LOADING PARKING SPACE; 10'-0"x20'-0"
40. LOCATION OF SCREEN WALL WILL COMPLY WITH LINE-OF-SIGHT TRIANGLE
41. LIGHT BOLLARD, RE: C4 / SHEET 03
42. SERVICE YARD
43. SHOPPING CART CORRALS
44. PEDESTRIAN WALKWAY (WITHOUT BORDER), REFER DETAIL B4 / SHEET 4
45. NOT USED 2/9/12
46. 12' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING
47. PROPOSED STOP SIGN
48. ACCESSIBLE SIDEWALK, RE: A5 / SHEET 4
49. TARGET VAN DELIVERY SIGNAGE AT EACH 10'-0"x20'-0" SPACE
50. P.U.E. LOCATIONS, RE: SHEETS 12 & 13
51. PEDESTRIAN WALKWAY, SEE DETAIL B4 / SHEET 4
52. 2" COLORED CONCRETE ROLLED CURB
53. FUTURE PEDESTRIAN CROSSWALK
54. EXTENDED PEDESTRIAN CROSSWALK THROUGH PLANTER 2/16/12 WITH BRICK PATTERN

AFD PLANS CHECKING OFFICE
824-3611
(APPROVED/NOT APPROVED)
SIGNATURE & DATE
HYDRANT AND ACCESS APPROVED

CONNECTIVITY PLAN
NOT TO SCALE

VICINITY MAP
Zone Atlas Map J-19-Z
1" = 500'-0"

SITE DEVELOPMENT PLAN APPROVAL:

	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	11-16-11
ABCWUA	11/16/11
PARKS AND RECREATION DEPARTMENT	11/16/11
CITY ENGINEER	3-27-12
SOLID WASTE MANAGEMENT	11/10/11
DRB CHAIRPERSON, PLANNING DEPARTMENT	3-27-12

FORMER PROJECT NUMBER: 1007316
PROJECT NUMBER: 1007316
APPLICATION NUMBER:
Is an Infrastructure List Required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

architecture
interiors
landscape
planning
engineering
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT
ENGINEER
PROJECT

TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

REVISIONS
△
△
△
△

DRAWN BY	TB
REVIEWED BY	SJT
DATE	11/11/2011
PROJECT NO.	10-0135
DRAWING NAME	SITE DEVELOPMENT PLAN PHASE 2 (FULL BUILD-OUT)

cond, tonal Approval for C.O.
Enh. X-walk be
contingent approval of w.o.

DRB 1007316 (OK)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: Target Albuquerque Uptown — ZONE MAP: J-19-Z D071
DRB#: 1007316 — EPC#: — WORK ORDER#: 786782
LEGAL DESCRIPTION: Tract A-1, Hunt-Spectrum Development Site
CITY ADDRESS: 2120 Louisiana Boulevard N.E.

ENGINEERING FIRM: Lawrence A. Cates & Associates, LLP — CONTACT: Daniel Stewart
ADDRESS: 14800 Quorum Drive, Suite 200 — PHONE: 972-385-2272
CITY, STATE: Dallas, Texas 75254 — ZIP CODE: 75254
dstewart@cates-clark.com

OWNER: Target Corporation — CONTACT: Kim Hayden
ADDRESS: 1000 Nicollet Mall TPN-12H — PHONE: 612-761-6051
CITY, STATE: Minneapolis, MN — ZIP CODE: 55403

ARCHITECT: RSP Architects — CONTACT: Nicole Nebelung
ADDRESS: 1220 Marshall Street NE — PHONE: 612-677-7304
CITY, STATE: Minneapolis, MN — ZIP CODE: 55413

SURVEYOR: Surv-Tek, Inc. — CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Drive — PHONE: 505-897-3366
CITY, STATE: Albuquerque, NM — ZIP CODE: 87114

CONTRACTOR: Ryan Companies US, Inc. — CONTACT: Matt Johnson
ADDRESS: 50 South Tenth Street, Suite 300 — PHONE: 612-247-4639
CITY, STATE: Minneapolis, MN — ZIP CODE: 55403
matt.johnson@ryancompanies.com

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- X ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ OTHER (SPECIFY) SO 19

RECEIVED
JAN 23 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- X YES (Met with Brad Bingham on 11/12/10)
- ____ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 1/23/13 — BY: Matt

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

C
C
A

Cates-Clark & Associates, LLP

Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Telephone: (972) 385-2272
Fax: (972) 980-1627

TRAFFIC CERTIFICATION

I, Daniel B. Stewart, NMPE 20391, of the firm Cates-Clark & Associates, LLP, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated March 27, 2012. The record information edited onto the original design document has been obtained by Russ P. Hugg of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on January 15, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for permanent Certificate of Occupancy for Target Albuquerque Uptown (2120 Louisiana Boulevard N.E.).

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Daniel B. Stewart, NMPE

DANIEL B. STEWART
NEW MEXICO
20391
PROFESSIONAL ENGINEER

01-22-13
Date

RECEIVED
JAN 23 2013
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

January 29, 2013

Daniel B. Stewart, P.E.
Cates-Clark & Associates, LLP
14800 Quorum Drive, Ste. 200
Dallas, TX 75254

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Target Albuquerque Uptown, [J-19/D071]
2120 Louisiana Blvd. NE
Engineer's Stamp Dated 01/22/13

Dear Mr. Stewart:

Based upon the information provided in your submittal received 01-23-13, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy **except** for the condition stated below. A Work Order approval must be issued accepting the Enhanced Pedestrian Thermoplastic installation. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, October 27, 2011 11:36 AM
To: 'Lawrence A. Cates'
Subject: RE: 001-002 Grading Plan-Uptown

Larry,
Sorry it took me so long to look at this.

NE corner- should add a curb cut in the drive entrance to pass the water through.
SW corner- inlet not required but OK. Proposed grades will accomplish capturing nuisance flows.
NW corner/side- provide grades between building and sidewalk.

Curtis

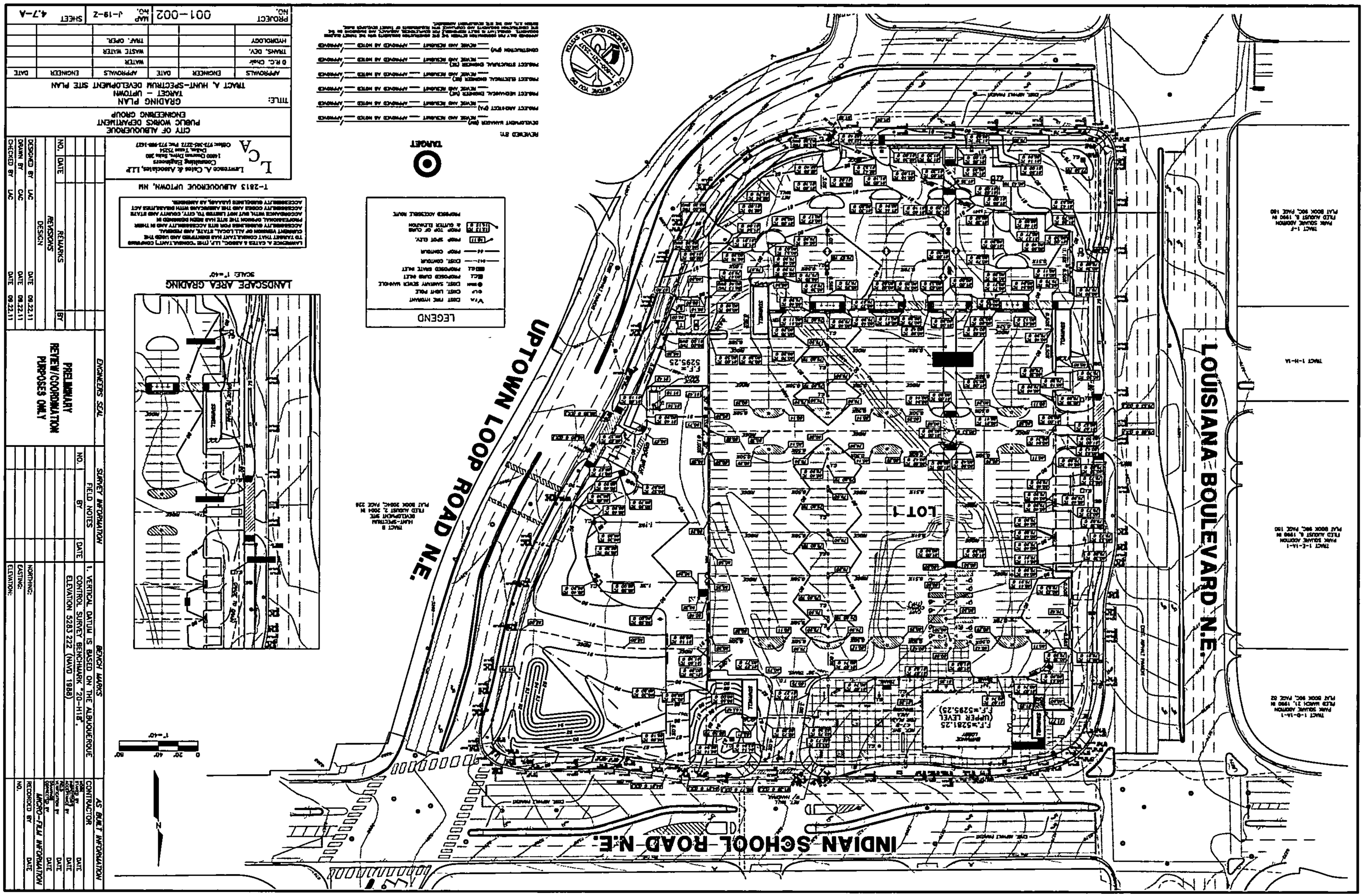
From: Lawrence A. Cates [mailto:lcates@cates-clark.com]
Sent: Tuesday, October 18, 2011 1:18 PM
To: Cherne, Curtis
Subject: FW: 001-002 Grading Plan-Uptown

Curtis, sorry for the delay in getting this to you. Here is my thoughts on accommodating the run-off at the southeast and northeast corners. Let me know what you think.

Lawrence A. Cates, P.E., R.P.L.S.
Cates-Clark & Assoc., LLP
TBPE, Firm Registration #3751
14800 Quorum Dr., Ste. 200
Dallas, Texas 75254
(972) 385-2272
(972) 980-1627 Fax

From: Michael Madigan [mailto:mmadigan@cates-clark.com]
Sent: Tuesday, October 18, 2011 2:04 PM
To: lcates@cates-clark.com
Subject: 001-002 Grading Plan

Michael Madigan
Cates-Clark & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Phone (972) 385-2272
Fax (972) 980-1627
TBPE F-3751


LOUISIANA BOULEVARD N.E.
INDIAN SCHOOL ROAD N.E.
UPTOWN LOOP ROAD N.E.
LOT 1
TRACT 1-H-1A
TRACT 1-F
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180
TRACT 1-E-1A-1
PARK SQUARE ADDITION
FILED MARCH 21, 1990 IN
PLAT BOOK 90C, PAGE 62
TRACT B
HUNT-SPECTRUM
DEVELOPMENT SITE
FILED AUGUST 2, 2004 IN
PLAT BOOK 2004C, PAGE 224
TERRACE
F.F.=5281.25
(UPPER LEVEL
F.F.=5295.25)
F.F.=
5295.25
LANDSCAPE AREA GRADING
SCALE: 1"=40'
LEGEND
DIST. FIRE HYDRANT
DIST. LIGHT POLE
DIST. SANITARY SEWER MANHOLE
PROPOSED CURB INLET
PROPOSED SPOT ELEV.
DIST. CONTOUR
PROP. CONTOUR
PROP. SPOT ELV.
PROP. TOP OF CURB
& GUTTER ELEVATION
PROPOSED ACCESSIBLE ROUTE
TARGET
REVISED BY:
DEVELOPMENT MANAGER (DM)
PROJECT ARCHITECT (PA)
PROJECT MECHANICAL ENGINEER (ME)
PROJECT ELECTRICAL ENGINEER (EE)
PROJECT STRUCTURAL ENGINEER (SE)
CONSTRUCTION (PM)
NEVER AND NEVERMORE AS NOTED
LAWRENCE A. CATES & ASSOC., LLP, THE CONSULTANTS CONFORMS TO TARGET THAT CONSULTANT HAS IDENTIFIED AND UPON THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY AND IN THEIR PROFESSIONAL OPINION THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY AND STATE ACCESSIBILITY CODES AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AS AMENDED.
T-2813 ALBUQUERQUE UPTOWN, NM
Lawrence A. Cates & Associates, LLP
Consulting Engineers
14000 Quorum Drive, Suite 200
Dallas, Texas 75240
Office 972-385-2222 Fax 972-980-1627
LCA
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE:
GRADING PLAN
TARGET - UPTOWN
TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE PLAN
APPROVALS | ENGINEER | DATE | APPROVALS | ENGINEER | DATE
D.R.C. Chair | WATER
TRANS. DEV. | WASTE WATER
HYDROLOGY | TRAF. OPER.
PROJECT NO. 001-002
MAP NO. J-19-Z
SHEET 4.7-A
REVISIONS
NO. | DATE | REMARKS | BY
DESIGN
DESIGNED BY LAC DATE 09.22.11
DRAWN BY CAC DATE 09.22.11
CHECKED BY LAC DATE 09.22.11
ENGINEERS SEAL
PRELIMINARY
REVIEW/COORDINATION
PURPOSES ONLY
SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE
BENCH MARKS
1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18".
ELEVATION 5283.222 (NAVD 1988)
NORTHING:
EASTING:
ELEVATION:
AS BUILT INFORMATION
CONTRACTOR
STAKED BY DATE
INSPECTED BY DATE
FIELD VERIFIED BY DATE
MARKUPS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

October 17, 2011

NOT Sent

Daniel B. Stewart, P.E.
Lawrence A. Cates and Associates, LLP
14800 Quorum Dr, Suite 200
Dallas TX. 75254

Spoke w/ Larry Kates
10-17-11

Re: Target Uptown, Preliminary Grading and Drainage Plan

Engineer's Stamp date-no stamp, submitted with DRB Site Plan- (J19/D071)

Dear Mr. Stewart,

Based upon the information provided in your submittal received 10-11-11, the above referenced plan cannot be approved for Site Plan action by the DRB until the following comments are addressed:

- Hydrology would like a swale between the berm and the sidewalk on Bldg lot 2 on the Phase 1 plan.
- Flatten the Bldg 3 lot on the phase 1 plan.
- How steep is the slope down to the sidewalk on the northwest corner of the site? Is a retaining wall required?
- The storm drain that ties into the inlet in the northwest corner should be 15" diameter.
- Provide hydraulic data for the on site storm drain for Building Permit approval.
- At the low point (79.62) in the northwest corner of the site. IS there a portion of the parking lot that is draining into the landscaping? Is there supposed to be a curb cut?

When submitting for Building Permit, please provide build notes for the curb cut openings that drain to landscape areas.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE

July 18, 2011

Daniel B. Stewart, P.E.
Lawrence A. Cates and Associates, LLP
14800 Quorum Dr, Suite 200
Dallas TX. 75254

Re: Target Uptown, Preliminary Grading and Drainage Plan
Engineer's Stamp dated 5-16-11 (J19/D071)

Dear Mr. Stewart,

Based upon the information provided in your submittal received 5-17-11, the above referenced plan is approved for Site Plan action by the DRB.

When submitting for Building Permit, please provide build notes for the curb cut openings that drain to landscape areas.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

Supersedes

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Lawrence A. Cates & Assoc., LLP
14800 Quorum Dr., Suite 200
Dallas, Texas 75254
(972)385-2272
Fax (972)980-1627

TRANSMITTAL

Development and Building Services	**Date: May 16, 2011**
Planning Department COA	**Job Number: 001-002**
600 Second Street N.W., Suite 201	**Attn: Curtis Cherne, P.E.**
Albuquerque, NM 87102	**RE: Target Uptown—Albuquerque, NM**

Sent Via: **Fedex**

Quantity		Description
1 ea		Response Letter
2 ea		Site Plan, Grading Plan, Drainage Plan and Drainage Area Map

REMARKS: Curtis, Attached are the updated drainage plans for the referenced project along with a response letter outlining our revisions. Please review and call me with any questions.

.

Thank You,

Cc:

Signed: Lawrence A. Cates, P.E.

L
C
A
Lawrence A. Cates & Associates, LLP

Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Telephone: (972) 385-2272
Fax: (972) 980-1627
www.lawrenceacates. com

J-19/D071

May 16, 2011

Mr. Curtis A. Cherne, P.E.
City of Albuquerque
Development and Building Services
PO Box 1293
Albuquerque, N.M. 87103

Re: Target Uptown
Preliminary Grading and Drainage Plan
Albuquerque, N.M.
LCA No. 001-002

Dear Mr. Cherne,

Enclosed are two copies each of the preliminary site plan, grading, drainage and drainage area map for the referenced project. These plans sheets have been updated per your letter dated May 5, 2011. The revisions include the following items:

- Per the Development Process Manual, we have updated the intensity and runoff coefficients for the site. A runoff coefficient of 0.93 has been used for the majority of the site. A coefficient of 0.64 has been used for areas B-2, B-3, B-4, D-1 and F-2. These areas include landscape areas. Drainage areas B-2, B-3 and E-2 will be utilized for water harvesting.
- We have reduced the size of storm drainage lines 1.0 and 3.0 from 18" diameter to 15" diameter. These lines will connect to existing inlets in Louisiana Boulevard. The laterals from those inlets are both 18" diameter lines. Per your comments, we have reworked the drainage system so that areas E-1, E-2 and E-3 are now connected to Inlet #3, located at the intersection of Louisiana Boulevard and Uptown Loop NE.
- We have updated the grading plan to show the landscape areas along Louisiana Boulevard. It is our intent to drain a portion of the parking area into the landscape area for water harvesting. Inlets have been added in the landscape areas to accommodate excess runoff.

Curtis, please let me know if you need additional information.

Thank You,

Lawrence A. Cates, P.E.

Lawrence A. Cates, P.E.

17 MAY 2011

CITY OF ALBUQUERQUE

May 5, 2011

Daniel B. Stewart, P.E.
Lawrence A. Cates and Associates, LLP
14800 Quorum Dr, Suite 200
Dallas TX: 75254

Re: Target Uptown, Preliminary Grading and Drainage Plan
Engineer's Stamp dated 4-18-11 (J19/D071)

Dear Mr. Stewart,

Based upon the information provided in your submittal received 4-20-11, the above referenced cannot be approved for Site Plan action by the DRB until the following comments are addressed:

- Per the Development Process Manual, the intensity to be used is 5.38 and the values for the coefficient are 0.93, 0.64, 0.48, and 0.35 depending on the land treatment. For impervious areas the coefficient is 0.93.
- To connect to the back of the inlet, the back connection should be a minimum of one pipe size smaller than the lateral pipe leaving the inlet. It also depends on the slope/capacity of the lateral pipe leaving the inlet. Please consider draining a portion/all of the basins B-1, B-2, B-3, D-3, D-2 and D-1 to one of the inlets at Uptown Loop and Louisiana Blvd, by surface or by connecting to the back of the inlet.
- It is difficult to tell if there is enough landscape area available along Louisiana Blvd to capture some runoff before leaving the site.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Text Amendment to Council on 5-11-11

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: Target Uptown ZONE MAP: J-19 D071
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Hunt-Spectrum Development Site – Lot A
CITY ADDRESS: S.E. Corner Indian School Road @ Louisiana Blvd.

→ LCates@LCa-dallas.com

ENGINEERING FIRM: Lawrence A. Cates & Associates, LLP
ADDRESS: 14800 Quorum Drive, Suite 200
CITY, STATE: Dallas, Texas 75254

CONTACT: Lawrence Cates
PHONE: 972-385-2272
ZIP CODE: 75254

OWNER: Target Corporation
ADDRESS: 1000 Nicollet Mall TPN-12H
CITY, STATE: Minneapolis, MN

CONTACT: Kim Hayden
PHONE: 612-761-6051
ZIP CODE: 55403

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- X CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- X S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- X YES (Met with Brad Bingham on 11/12/10)
- ____ NO
- ____ COPY PROVIDED

Rec 4-20-11

DATE SUBMITTED: April 14, 2011 BY: [signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Cherne, Curtis

To: Hyer, Christopher K.
Subject: Target uptown urt

Chris,
Hydrology has an approved Grading Plan for Site Plan for Buiding Permit action by the DRB.

Curtis Cherne, P.E., CFM
Principal Engineer
Hydrology Section
Planning Dept.
City of Albuquerque
505-924-3986

L
C
A
Lawrence A. Cates & Associates, LLP

Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Telephone: (972) 385-2272
Fax: (972) 980-1627
www.lawrenceacates. com

April 18, 2011

Mr. Curtis Cherne, P.E.
Development and Building Services
Planning Department COA
600 Second Street N.W., Suite 201
Albuquerque, N.M. 87102

Re: Drainage Submittal
Target Uptown
S.E. Corner Louisiana Boulevard & Indian School Road N.E.
Albuquerque, N.M.
LCA No. 001-002

Dear Mr. Cherne,

Attached herewith is a completed Drainage and Transportation Information Sheet along with preliminary drainage plans for a proposed Target Store to be located at the Southeast corner of Louisiana Boulevard and Indian School Road N.E. in Albuquerque, NM. Our conceptual drainage plan is based upon comments obtained from Mr. Brad Bingham, P.E. in a pre-development meeting on November 14, 2010.

At our meeting with Mr. Bingham, we were furnished a copy of the last submittal for this site. This project was originally called Uptown Spectrum development. The Conceptual Grading and Drainage Plan for Uptown Spectrum was prepared by Bohannan-Huston in October, 2002. A copy of this drawing is attached for your use. The Uptown Spectrum conceptual drainage plan shows the installation of a new 48" diameter RCP in Louisiana Boulevard that would connect to an existing 66" diameter storm system located at the intersection of Louisiana Boulevard and Indian School Road N.E.

Mr. Bingham recommended a connection to an existing 84" diameter storm drain in Uptown Loop Road N.E. in lieu of construction in Louisiana Boulevard. Based upon his recommendation, we have prepared our grading and drainage plan showing the majority of the site draining to the Uptown Loop Road N.E. System. The southern portion of the site (Drainage Area B) will connect to an existing inlet located at the intersection of Louisiana Boulevard and Indian School Road N.E.

The perimeter of the development will sheet drain to the three adjacent roadways per the attached drainage area map.

Please review the attached documents and call me to discuss.

Thank You,

Lawrence A. Cates, P.E.

I, LOUIS J. MEDRANO, A QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRICTION AND 'AS-BUILT' SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION , THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BSN, INC. IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

09/09/05

LOUIS J. MEDRANO NEW MEXICO 12218 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE

CONSTRUCTION PLANS FOR

UPTOWN LOOP ROAD

PHASE III

COA PROJECT #6601.92

JUNE 2004

SCANNED BY MESA REPRO

INDEX OF DRAWINGS

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G-4 4 OF 47 TYPICAL SECTION DETAILS
G-5 5 OF 47 ROADWAY SHEET LOCATION AND SURVEY MONUMENTATION
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E-21 47 OF 47 TRAFFIC SIGNAL OPTICAL DETECTOR INSTALLATION DETAILS

I, RICHARD STOCKTON, NMPE 12925, OF THE FIRM ASCG INC, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON UNDER DIRECT SUPERVISION, AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER AND THAT THE ORIGINAL DESIGN INTENT OF THE APPROVED PLANS HAS BEEN MET, EXCEPT AS NOTED BY ME ON THE AS-BUILT CONSTRUCTION DRAWINGS. THIS CERTIFICATION IS BASED ON SITE INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION, AND SURVEY INFORMATION PROVIDED BY BSN, INC., NMPS NUMBER 4312.

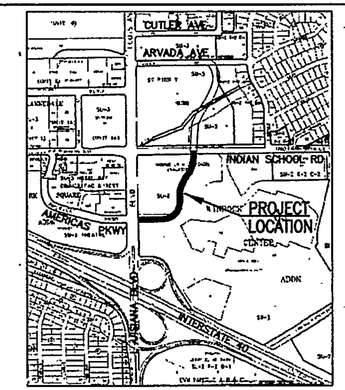
RICHARD ALAN STOCKTON NEW MEXICO 12925 PROFESSIONAL ENGINEER

10-19-05
*Revised Record Drawing created (total of 6)
[Total sheet count is now 53]
R. Pentila

APPROVAL OF RECORD DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Leland W. Pentila
DATE 10-19-05

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6601.92 1 1 05

RECORD DRAWING
Date 07/05
These drawings have been revised based on field data and every reasonable attempt has been made to depict construction as actually performed.



VICINITY MAP (MAP #J19)
NOT TO SCALE

ASCG

UTILITY COMPANY CONTACTS

BENJAMIN, STEVE	OFFICE PHONE: (505) [illegible] OFFICE FAX: 998-2200	XSPEDIUS MANAGEMENT CO. 505 MARQUETTE NW SUITE 1805 ALBUQUERQUE, NM 87102
BOUCHARD, MARK	OFFICE PHONE: (505) 241-3402 OFFICE FAX: (505) 241-0559 mbouchard@pnm.com	PNM ELECTRIC SENIOR ENGINEER 4201 EDITH BLVD. NE ALBUQUERQUE, NM 87107
CROWEL, DAVID	OFFICE PHONE: (505) [illegible]-2811 OFFICE FAX: 842-2880 dcrowel@att.com	AT&T RESOURCE SUPERVISOR 111 3rd STREET NW ALBUQUERQUE, NM 87103
DARNELL, ANDY	OFFICE PHONE: (505) 346-4476 OFFICE FAX: 346-1481 andy.darnell@mcom.com	MCI WORLDCOM OPERATIONS MANAGER 3700 SINGER NE, SUITE A ALBUQUERQUE, NM 87109
ERICKSON, RITA	OFFICE PHONE: (505) 761-6235 OFFICE FAX: 761-0598 rita_erickson@cable.comcast.com	COMCAST PLANNING AND DESIGN SUPERVISOR 4611 MONTREL PLACE NE ALBUQUERQUE, NM 87107
HARRISON, ROYAL	OFFICE PHONE: (505) 938-7339 OFFICE FAX: 938-7380 Royal.Harrison@tc-telecom.com	TIME WARNER TELECOM PLANT MANAGER 3630 SINGER BLVD. NE SUITE 1000 ALBUQUERQUE, NM 87109
KELLY, LARRY	OFFICE PHONE: (505) 248-0501 OFFICE FAX: (505) 248-0479 Larry.Kelly@qwest.com	QWEST LONG DISTANCE SENIOR OPERATIONS TECH . 400 TUERNS NW SUITE 570 ALBUQUERQUE, NM 87102
MUELLER, RICK	OFFICE PHONE: (505) 244-3161 OFFICE FAX: 244-0084 MOBILE: 228-3329 rdmueller@mcleodusa.com	MCLEOD USA SUPERVISOR OF OUTSIDE TECHS. 505 MARQUETTE NW (COMPASS BANK) SUITE 1800 ALBUQUERQUE, NM 87102
MULLER, DAVID	OFFICE PHONE: (505) 245-8703 OFFICE FAX: 245-8831 OR 245-6733 dmuller@uswest.com	QWEST/US WEST CAPACITY PROVISIONING SPECIALIST 201 3rd STREET NE (BANK OF ALBUQUERQUE) SUITE 700 ALBUQUERQUE, NM 87102
NELSON, JOSHUA	MOBILE: (505) 991-2120 OFFICE FAX: (505) 217-0070 jhcookies_jr@att.net	CITYNET TELECOMMUNICATIONS CONSULTANT 505 MARQUETTE AVE. NW SUITE 118-A ALBUQUERQUE, NM 87102
OLSON, GREG	OFFICE PHONE: (505) 798-2719 OFFICE FAX: (505) 798-3529 golson@cabq.gov	CITY OF ALBUQUERQUE PRINCIPAL ENGINEER, UTILITY DEVELOPMENT P.O. BOX 1293 ALBUQUERQUE, NM 87103
PRICE, BRYAN	OFFICE PHONE: (312) 660-6478 OFFICE FAX: (312) 660-5052 bp@UCEnetworksuccess.net	UNIVERSAL ACCESS, INC. 233 S WACKER DR., SUITE 800 CHICAGO, IL 60606
ROMANOWSKI, JEFF	OFFICE PHONE: (505) 241-7703 OFFICE FAX: (505) 241-7753 jromanow@pnm.com	PNM – GAS CO. OF NM PLANNING ENGINEER 4625 EDITH BLVD. NE MS-0506 ALBUQUERQUE, NM 87107
WEATHERS, ROGER	OFFICE PHONE: (720) 888-5888 OFFICE FAX: (720) 888-5254 Roger.Weathers@Level3.com	LEVEL 3 COMMUNICATIONS, LLC 1025 ELDORADO BLVD BROOMFIELD, CO 80021

J:\COA\20108\DWG\ADDENDUM1\G1A.DWG 5-24-04 AEJ

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

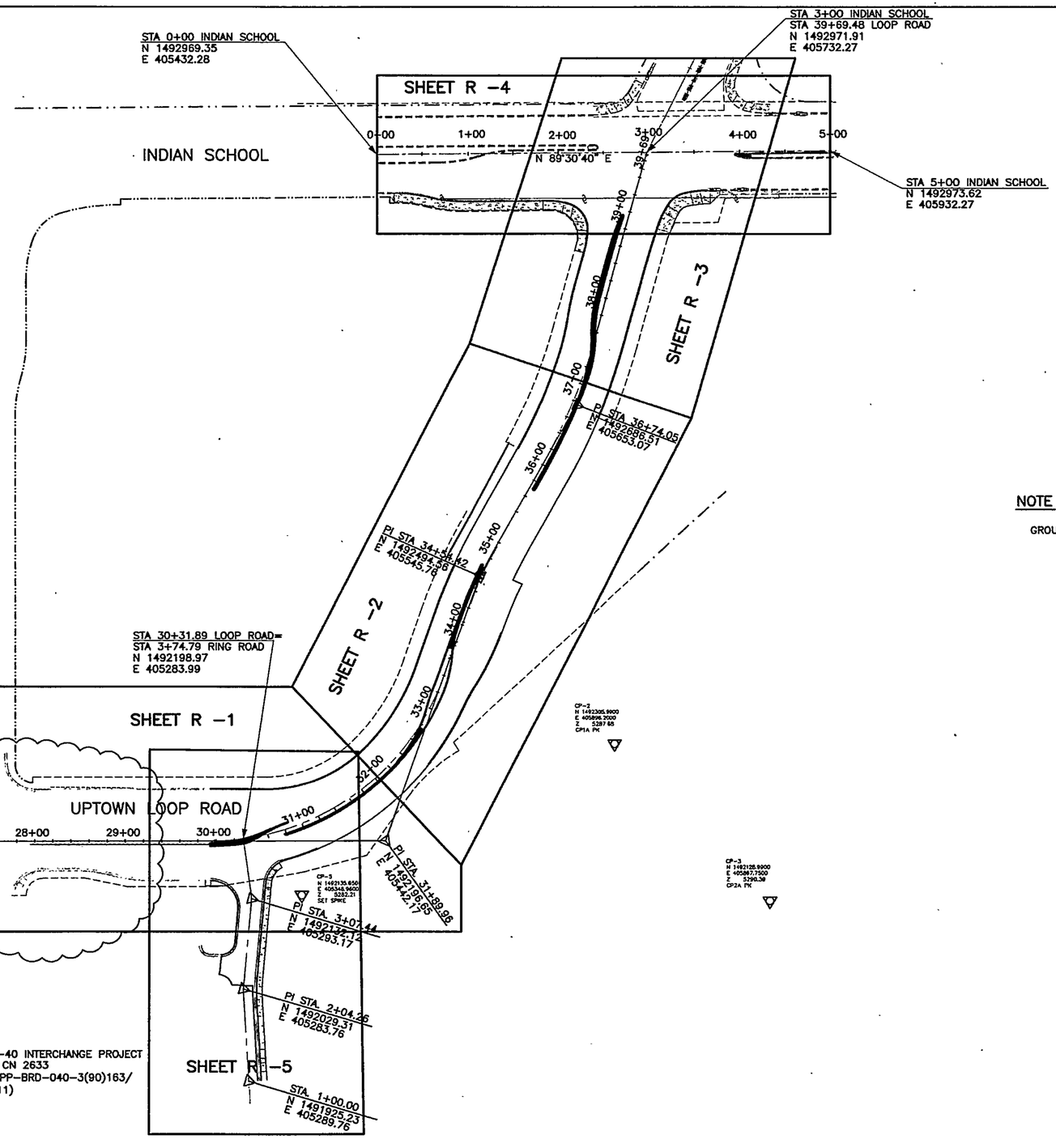
ENGINEERS STAMP & SIGNATURE: RICHARD ALAN STOCKTON NEW MEXICO 12925 PROFESSIONAL ENGINEER 7/7/04

APPROVALS	ENGINEER	DATE
DRC Chairman		7-9-04
Transportation	Leland W. Pentila	7-8-04
Water/Wastewater	William D. Parish	7-8-04
Hydrology	Brad L. Bjorn	7/8/04
Constr. Coordinator		7-9-04

* * * * * * * *
APPROVED FOR CONSTRUCTION
City Engineer — Date 7-09-04

City Project No. 6601.92

Sheet G-1 of 1 – 47/53



AS BUILT INFORMATION

CONTRACTOR AS HORNER, INC.
STAKED BY BSN, INC.
INSPECTOR ACCEPTANCE BY ASCG, INC.
FIELD VERIFICATION BY ASCG, INC.
DRAWINGS CORRECTED BY ASCG, INC.
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS

BENCHMARK: CITY OF ALBUQUERQUE STANDARD ALUMINIUM CAP STAMPED 20-H18, LOCATED IN THE MEDIAN AT THE INTERSECTION OF UPTOWN BLVD. AND LOUISIANA BLVD. EL=5280.592 - NGVD 29

SURVEY INFORMATION
FIELD NOTES

NO.	DATE

ENGINEERS SEAL

RICHARD ALAN STOCKTON
NEW MEXICO
12625
REGISTERED PROFESSIONAL ENGINEER
7/7/04

NO.	DATE	REMARKS
		REVISIONS

DESIGN

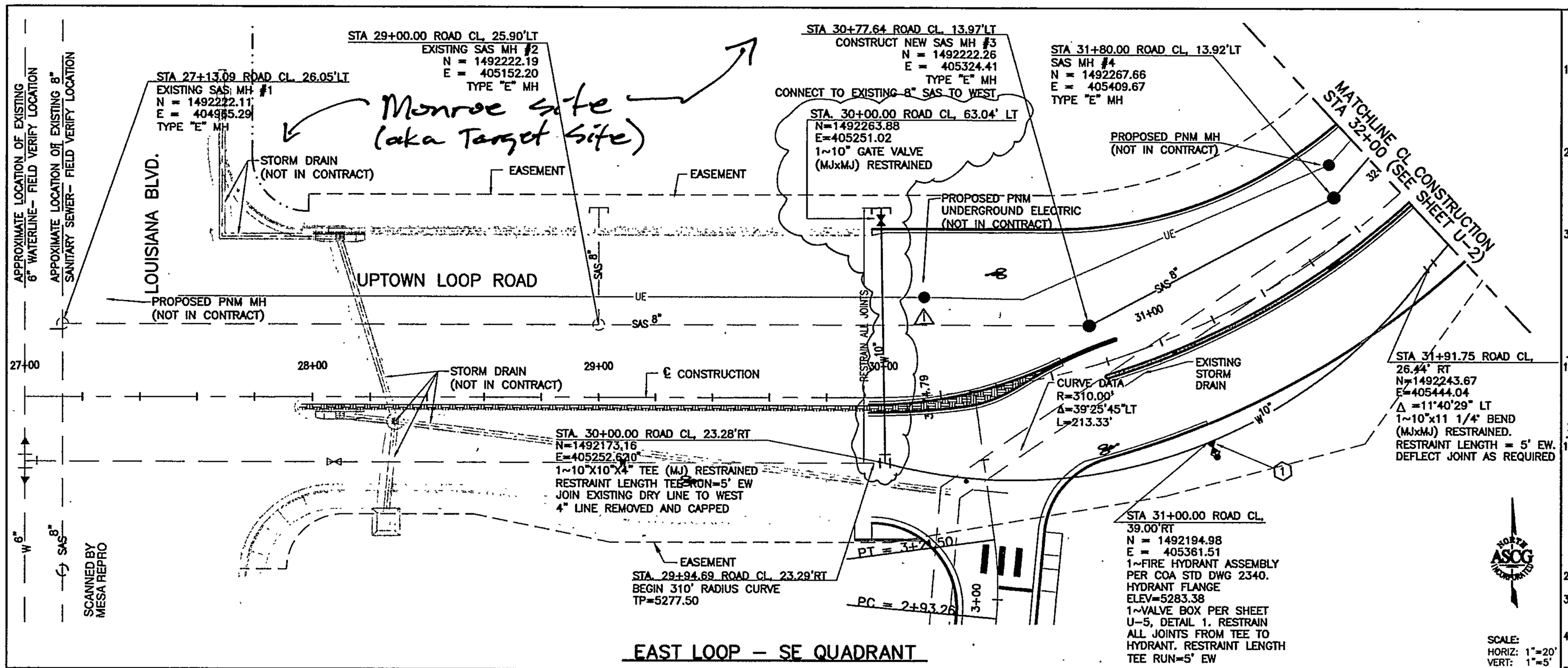
		DATE
DESIGNED BY	AGD	AUG 2002
DRAWN BY		AUG 2002
CHECKED BY	RAS	AUG 2002

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

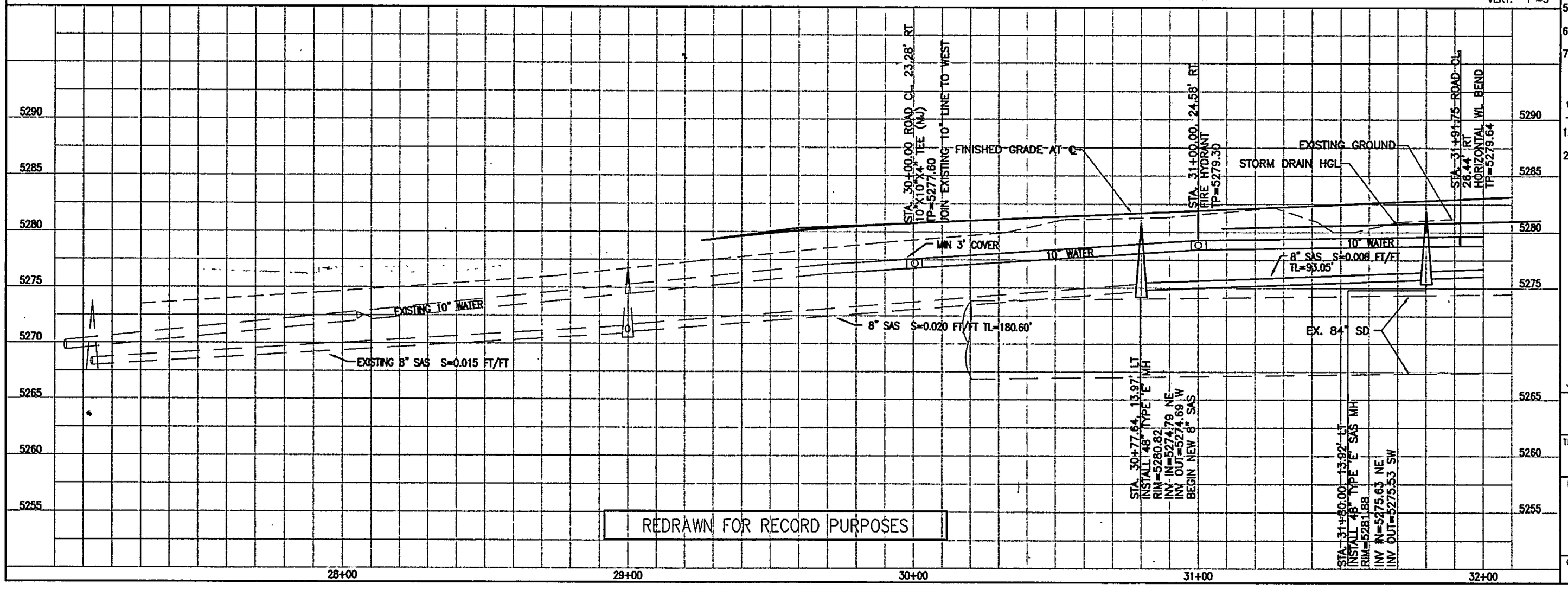
TITLE: UPTOWN LOOP ROAD-PHASE III
ROADWAY SHEET LOCATION
AND SURVEY MONUMENTATION

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
JUL - 9	JUL - 9 2004			

City Project No.	Zone Map No.	Sheet	Of
6601.92	J-19	G-5	5-47



EAST LOOP – SE QUADRANT



REDRAWN FOR RECORD PURPOSES

GENERAL NOTES

1. PROTECT EXISTING IMPROVEMENTS IN PLACE. IF EXISTING IMPROVEMENTS ARE DAMAGED DURING CONSTRUCTION ACTIVITIES, REPLACE THEM IN KIND AT NO ADDITIONAL COST TO THE OWNER.
2. POTHOLE AND LOCATE EXISTING UTILITIES IN ADVANCE OF NEW UTILITY INSTALLATION. ADJUST NEW WATERLINE VERTICAL ALIGNMENT AS REQUIRED. MAINTAIN 1' MINIMUM VERTICAL CLEARANCE TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA AND KEEPING EXISTING UTILITIES IN SERVICE UNLESS OTHERWISE NOTED.

KEYED NOTES

1. 4' HYDRANT LEG BURY DEPTH AT CONNECTION TO 10" MAIN LINE. FIELD ADJUST HYDRANT LOCATION AS REQUIRED.

STORM DRAIN NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING 84" STORM DRAIN LOCATION PRIOR TO NEW STORM DRAIN CONSTRUCTION. CONTRACTOR MAY PULL JOINTS UP TO A MAXIMUM OF ½ THE MANUFACTURER'S RECOMMENDED DEFLECTION TO MAKE MINOR ADJUSTMENTS TO THE ALIGNMENT SHOWN. CONTRACTOR TO CONTACT CITY PROJECT MANAGER IF EXISTING STORM DRAIN IS IN A SIGNIFICANTLY DIFFERENT LOCATION THAN SHOWN HEREIN.
2. STATION IS ALONG CENTERLINE OF ROAD.
3. ALL MANHOLE FRAMES AND COVERS SHALL BE PER CITY STANDARD DRAWING 2110.
4. ALL HORIZONTAL BENDS SHALL BE CONSTRUCTED WITH PRECAST BENDS OR BEVELED PIPE.
5. SEE SHEET U-5 FOR MANHOLE AND TYPICAL TRENCH SECTION.
6. RIM ELEVATIONS ARE APPROXIMATE CONTRACTOR TO FIELD VERIFY.
7. TEE MANHOLE, BEND, WYE, & REDUCER COORDINATES ARE AT CENTER OF STORM DRAIN.

WATERLINE NOTES

1. WATERLINE STATIONING IS BASED ON ROADWAY CENTERLINE STATIONING
2. EXISTING GROUND AND FINISHED GRADE PROFILES SHOWN ARE BASED ON ROADWAY MEDIAN CURB GRADES. SEE R-SHEETS FOR PROFILE DETAILS

RECORD DRAWING
Date 07/05
These drawings have been revised based on field data and every reasonable attempt has been made to depict construction as actually performed.

J:\COA\20108\DWG\ADDENDUM1\U1A.DWG 6-08-04 MVJ

AS BUILT INFORMATION
CONTRACTOR AS HORNER, INC.
PROJECT STAKED BY BSN, INC.
PROJECT INSPECTED BY ASCG, INC.
FIELD INSPECTOR ASCG, INC.
DRAWINGS CORRECTED BY ASCG, INC.
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
BENCHMARK: CITY OF ALBUQUERQUE STANDARD ALUMINIUM CAP STAMPED 20-H18, LOCATED IN THE MEDIAN AT THE INTERSECTION OF UPTOWN BLVD. AND LOUISIANA BLVD. EL=5280.592 – NGVD 29

SURVEY INFORMATION
FIELD NOTES
NO. DATE

ENGINEERS SEAL

NO.	DATE	REMARKS
1		changed water line & valve to 10"

REVISIONS
DESIGN
DESIGNED BY AEJ DATE MAY 04
DRAWN BY AEJ DATE MAY 04
CHECKED BY RAS DATE MAY 04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: UPTOWN LOOP ROAD PHASE III
UTILITY PLAN AND PROFILE
EAST LOOP STA 27+00 TO STA 32+00

Design Review Committee | City Engineer Approval | Last Design Update Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6601.92 | Zone Map No. J-19 | Sheet U-1 | Of 9-47

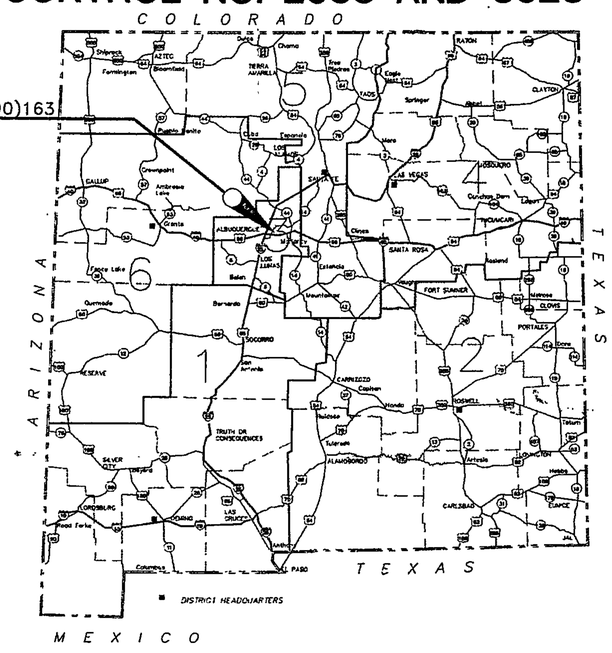
NEW MEXICO DEPARTMENT OF TRANSPORTATION

CONSTRUCTION PLANS

IM-TPU-CAQ-HPP-BRD-040-3(90)163
IM-NH-TPU-TPE-7601(11)
BERNALILLO COUNTY
LOUISIANA INTERCHANGE

CONTROL NO. 2633 AND 3023

IM-TPU-CAQ-HPP-BRD-040-3(90)163
LOUISIANA INTERCHANGE
ALBUQUERQUE
BERNALILLO COUNTY



RECEIVED
JUL 07 2011
HYDROLOGY SECTION

NMDOT

APPROVED: Chris A. Ortega DATE: 10·15·03
for DESIGN DIVISION DIRECTOR
P.E. NO. ~~10995~~ 10276

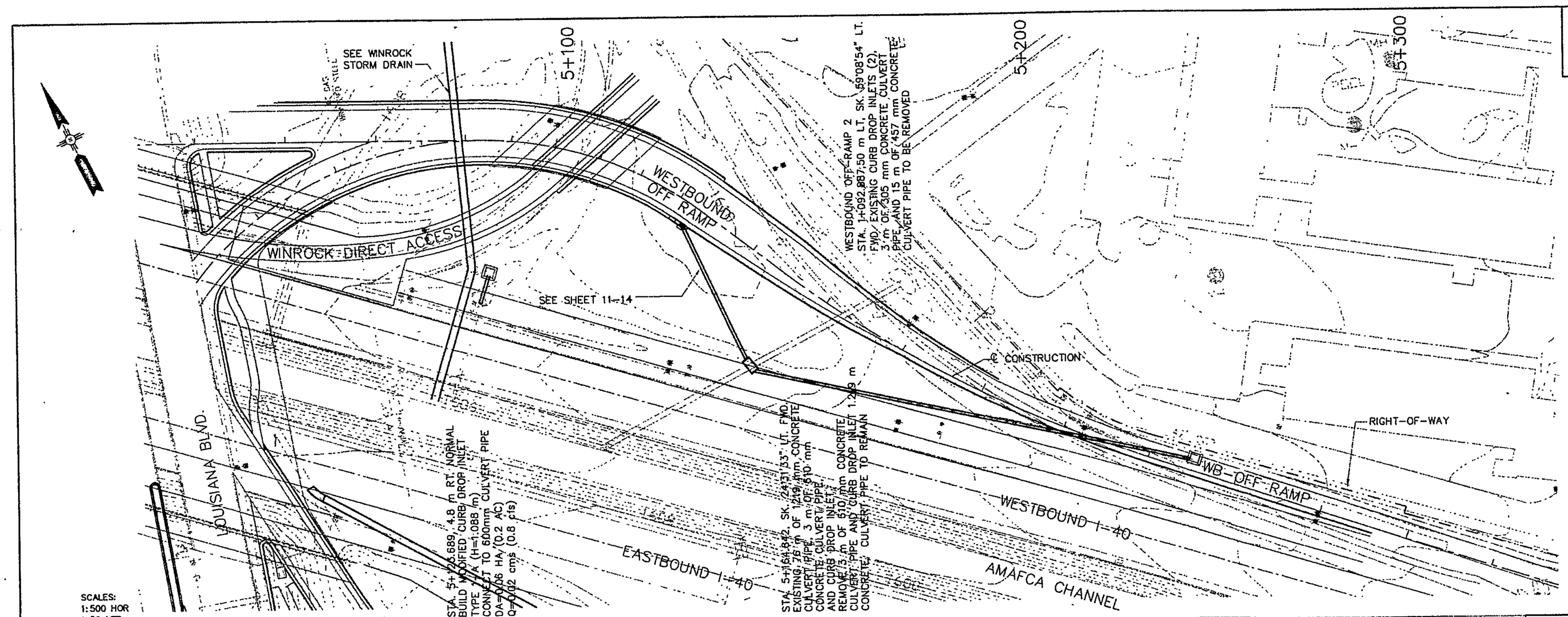
VOLUME II
6 THROUGH 13 SERIES

ENGR. FILE :

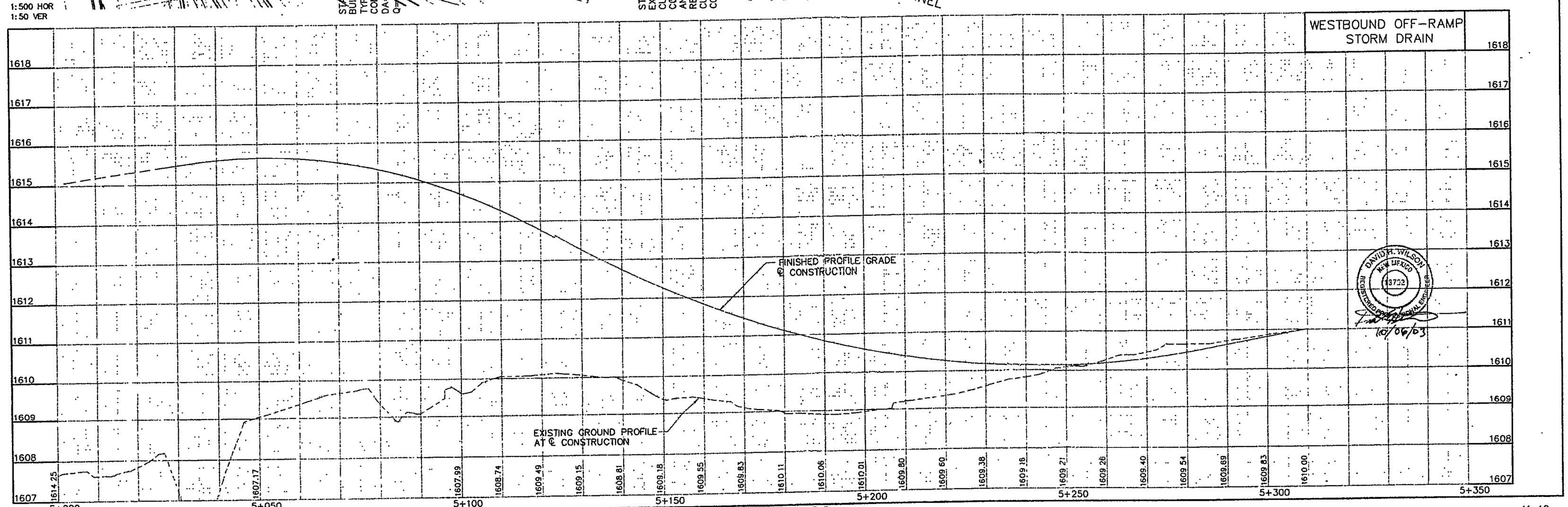
Gannett Fleming West, Inc.
ENGINEERS AND PLANNERS

N.M. PROJECT NO. IM-HPP-TPU-040-3(90) 163 CN 2633 SHEET

F.H.W.A. REGION NO. 6 NEW MEXICO PROJECT NO.	SHEET NO.
IM-NH-TPU-040-3(90)163, CN 2633	11-10



SCALES:
1:500 HOR
1:50 VER



DAVID R. WILSON
NEW MEXICO
13732
REGISTERED PROFESSIONAL ENGINEER
10/06/03

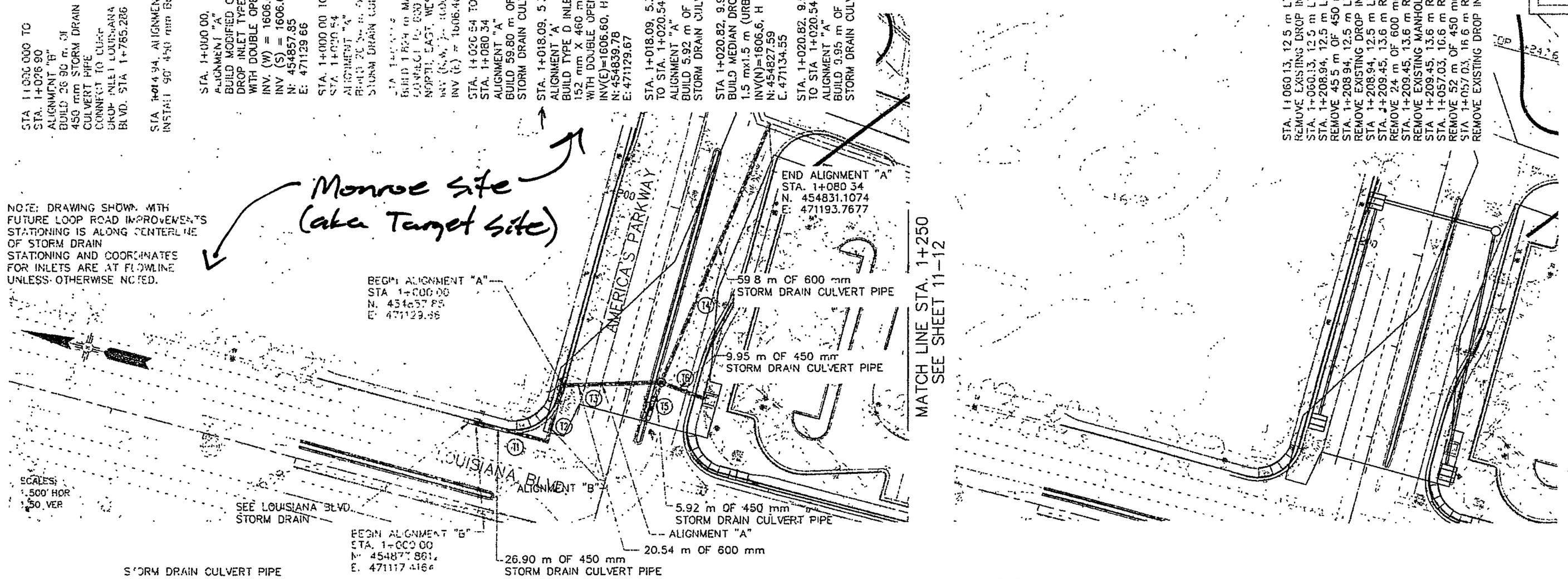
Date Sep 20, 2003 - 9:43am cdoyle Layout Layout1
Drawing Name = V:\PROJECTS\11939\DWG\11SHEET.dwg

ENGR. FILE:

Cornett Fleming West, Inc.
ENGINEERS AND PLANNERS

N.M. PROJECT NO. IM-NH-TPU-040-3(90)163, CN 2633 SHEET 11-10

F.H.W.A. REGION NO. 6	SHEET NO.
NEW MEXICO PROJECT NO. IM-NH-TPU-040-3(90)163, CN 2633	11-11



ALIGNMENT 'A' & 'B' TANGENT TABLE		
T1	S 00°00'00" W	14.94
T2	N 90°00'00" E	11.97
T3	S 16°46'11" E	20.54
T4	S 82°47'19" E	59.8
T5	S 84°16'18" E	5.92
T6	N 5°35'53" E	9.95

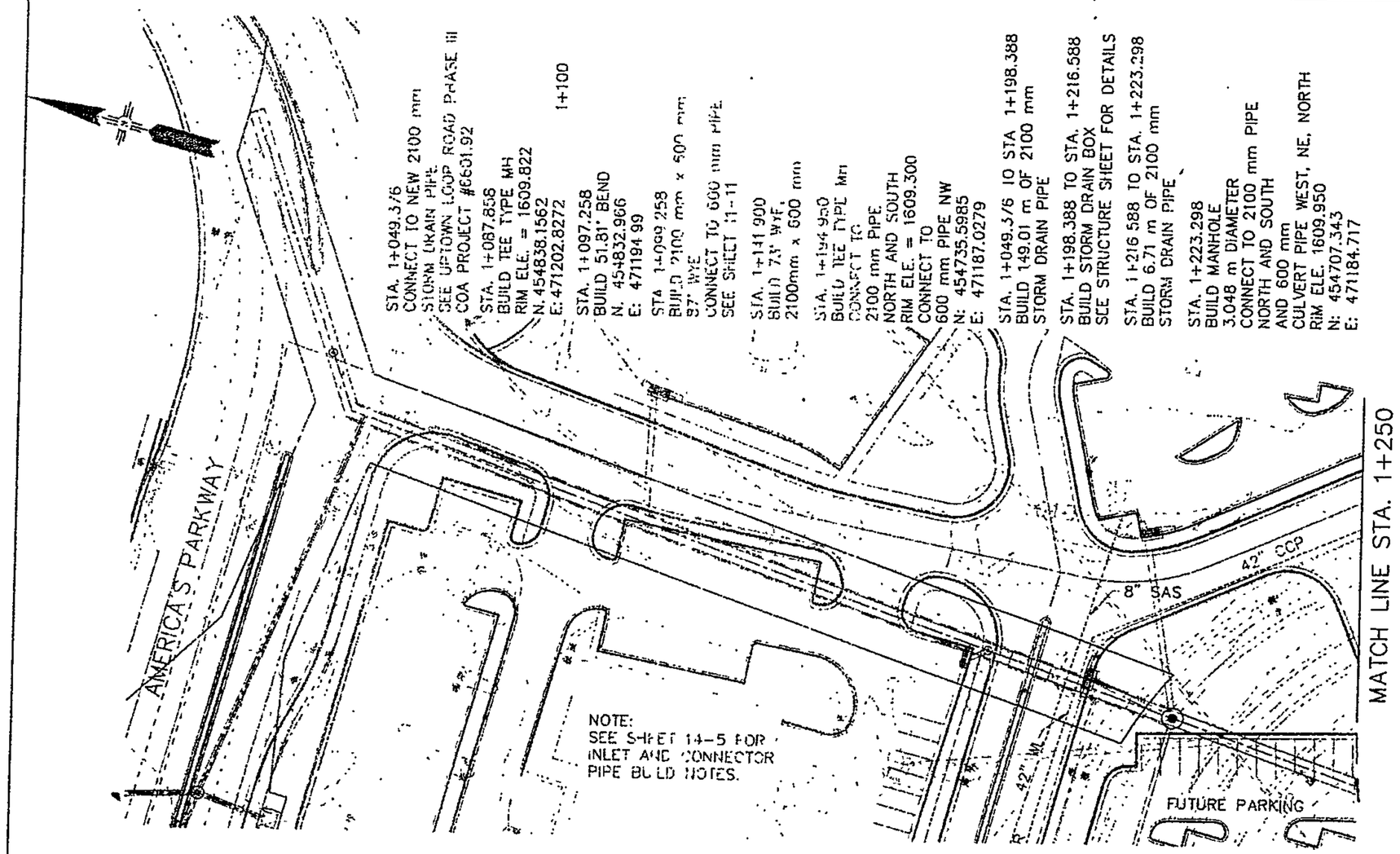
ELIZABETH EDDY SMITH NEW MEXICO 13351 REGISTERED PROFESSIONAL ENGINEER

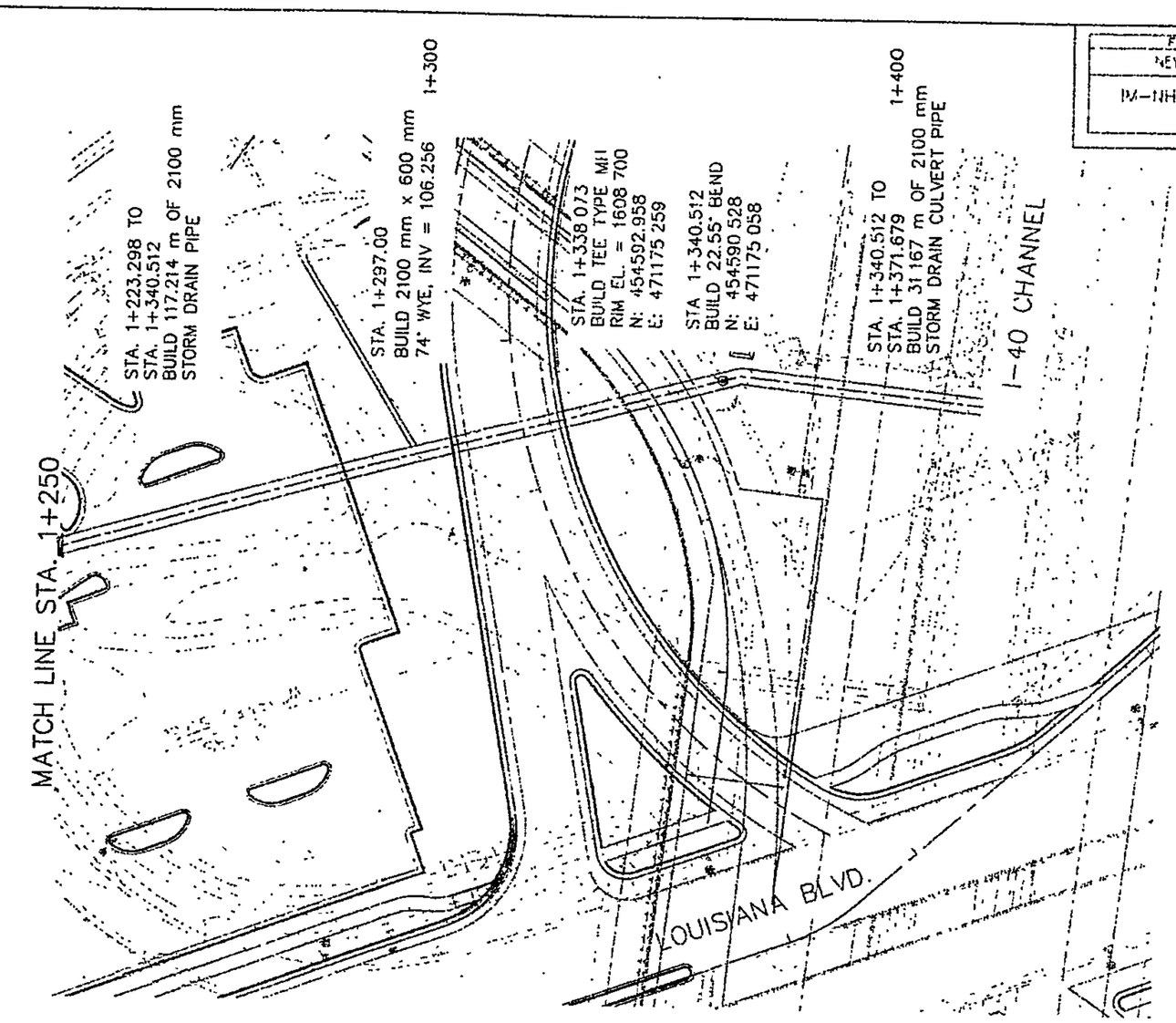
Date: 10/3/2003
Drawing File: M:\TPU\Hydro\design\plans\GF\10-3-03\PLRH051-01d.dwg

ENGR. FILE: _____

N.M. PROJECT NO. IM-NH-TPU-040-3(90)163, CN 2633 SHEET 11-11

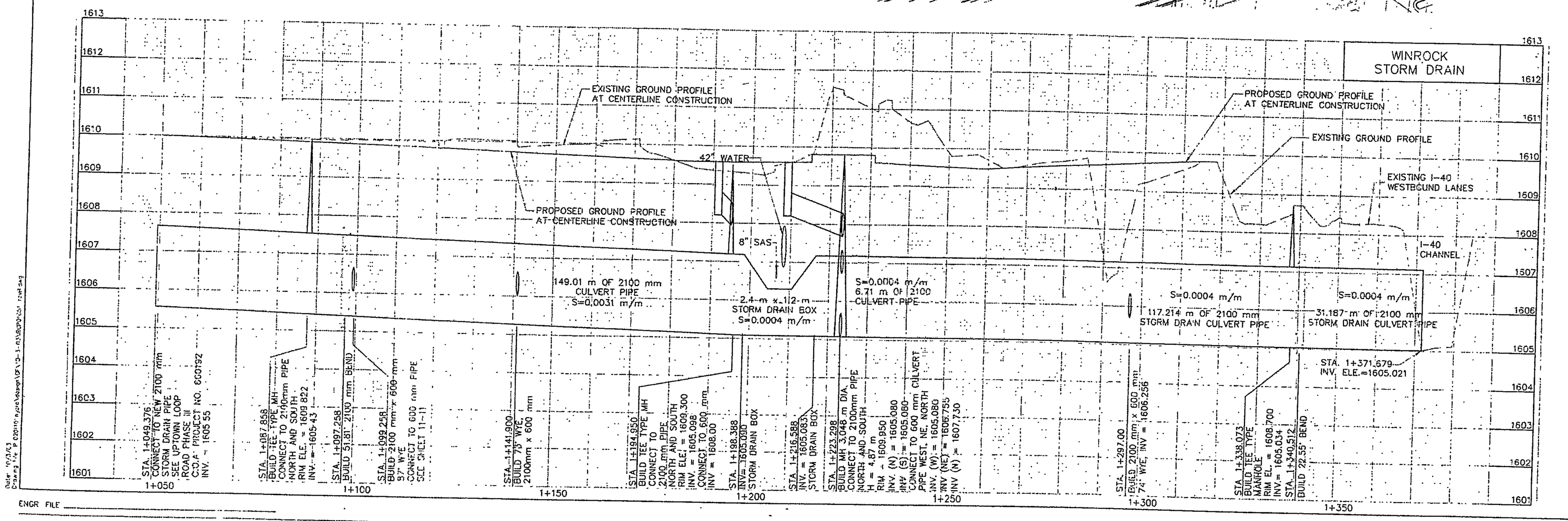
FHWA REGION NO. 6	SHEET NO
NEW MEXICO PROJECT NO	
IM-NH-TPU-040-3(90)163, CN 2633	11-12





NOTE
SEE SHEET 14-5 FOR
INLET AND CONNECTOR
PIPE BUILD NOTES.

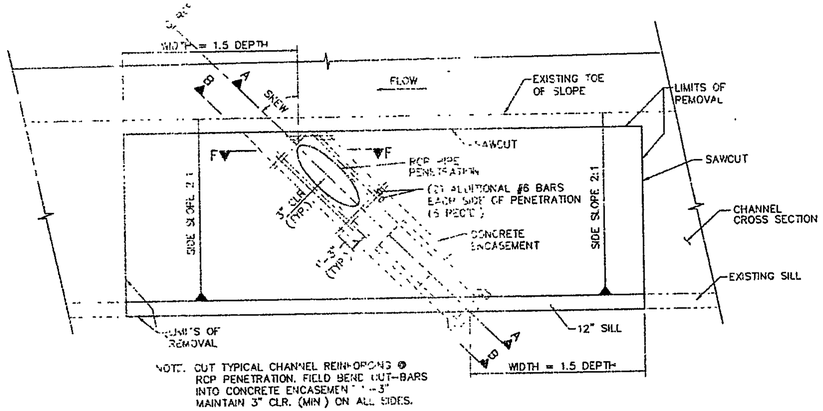
ELIZABETH EDDY SMITH
NEW MEXICO
15391
REGISTERED PROFESSIONAL ENGINEER



ENGR FILE _____

NM PROJECT NO IM-NH-TPU-040-3(90)163, CN 2633 SHEET 11-12

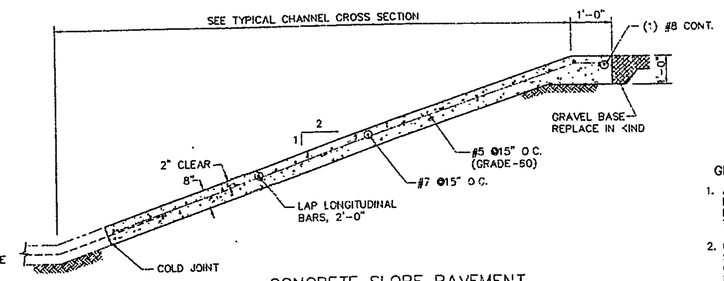
F.H.W.A. REGION NO. 6	SHEET NO
NEW MEXICO PROJECT NO	
IM-NH-TPU-040-3(90)163, CN 2633	11-13



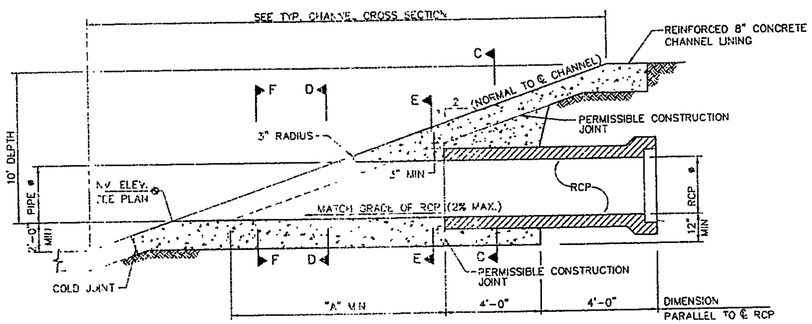
NOTE: CUT TYPICAL CHANNEL REINFORCING @ RCP PENETRATION. FIELD BEND CUT-BARS INTO CONCRETE ENCASEMENT. MAINTAIN 3" CLR. (MIN) ON ALL SIDES.

PIPE PENETRATION (PLAN VIEW)
NO SCALE

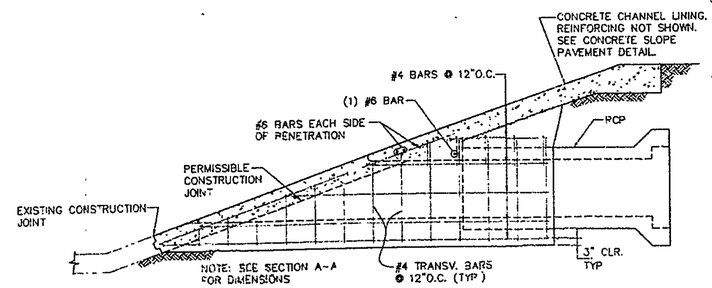
DIMENSION "A" FOR 2:1 SIDE SLOPE									
SKEW ANGLE (DEGREES)	PIPE DIAMETER (INCHES)								
	24	30	36	42	48	54	60	72	84
0-10	5'-9"	5'-9"	7'-10"	8'-10"	9'-10"	10'-10"	11'-1"	13'-11"	13'-7"
>10-20	5'-11"	7'-0"	8'-1"	9'-2"	10'-3"	11'-3"	12'-4"	14'-6"	17'-5"
>20-30	6'-4"	7'-6"	8'-7"	9'-9"	10'-11"	12'-1"	13'-3"	15'-7"	18'-10"
>30-45	7'-4"	8'-9"	10'-2"	11'-7"	13'-0"	14'-5"	15'-10"	18'-9"	23'-1"



CONCRETE SLOPE PAVEMENT
SCALE: NONE



SECTION A-A
NO SCALE

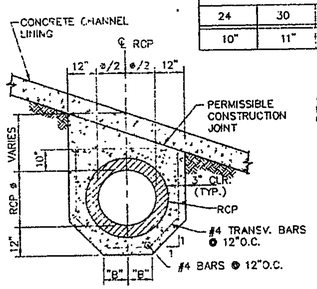


SECTION B-B
NO SCALE

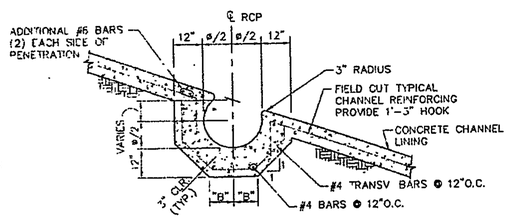
GENERAL NOTES:

1. ALL WORK ON THE CHANNEL LINING SHALL BE COMPLETED BY MAY 15, WITH COMPLETE PROTECTION FROM INFILTRATION OF WATER TO THE SUBGRADE.
2. COMPLETE ARMORING OF THE CHANNEL SHALL BE IN PLACE BETWEEN MAY 15 AND OCTOBER 15. THE CONTRACTOR SHALL BE BE ALLOWED TO WORK WITHIN THE CHANNEL AT HIS OWN RISK, BUT SHALL NOT EXPOSE CHANNEL SUBGRADE DURING THIS TIME
3. ALL EXPOSED CHANNEL SUBGRADE SHALL BE PROTECTED WITH TEMPORARY BACKFILL AND PLASTIC TO PREVENT STANDING WATER AND INFILTRATION INTO THE EXPOSED SUBGRADE PRIOR TO REPLACEMENT OF CHANNEL LINING.
4. THE PIPE PENETRATION DETAILED HEREIN SHALL BE PAID FOR LUMP SUM AND SHALL BE COMPENSATION FOR THE PENETRATION COMPLETE AND IN-PLACE. INCLUDED IN THIS WORK (BUT NOT LIMITED TO) IS GRADING, SUBGRADE PREPARATION, REINFORCED CONCRETE 8" CONCRETE SLOPE PAVEMENT, REINFORCING, CONSTRUCTION JOINTS, CONCRETE PLACEMENT AND FINISHING.
5. SEE NEW TO EXISTING CONSTRUCTION JOINT DETAILS ON SHEET 14.
6. PLACE ALL FILL @ 95% MODIFIED PROCTOR DENSITY.
7. WIDTH AS SHOWN IN PLAN SHALL BE 1.5 x CHANNEL DEPTH UNLESS SPECIAL PROVISIONS FOR A LESSER WIDTH ARE MADE.
8. ALL CULVERT PIPE PLACED UNDER THE CHANNEL LINING OR WITHIN AMAFCA RIGHT-OF-WAY SHALL BE RCP CLASS III

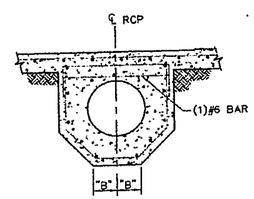
DIMENSION "B"								
PIPE DIAMETER (INCHES)								
24	30	36	42	48	54	60	72	84
10"	11"	1'-1"	1'-2"	1'-3"	1'-4"	1'-6"	1'-8"	1'-10"



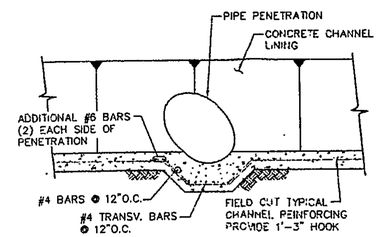
SECTION C-C
NO SCALE



SECTION D-D
NO SCALE



SECTION E-E
NO SCALE



SECTION F-F
NO SCALE

ELIZABETH EDDY SMITH NEW MEXICO 10-7-09 REGISTERED PROFESSIONAL ENGINEER

N.M. PROJECT NO. IM-NH-TPU-040-3(90)163, CN 2633 SHEET 11-13

ENGR FILE:

23.00

660193

#14 Target

#17 Simon

EASEMENT, AGREEMENT AND COVENANT

11/27/02

This Easement, Agreement and Covenant ("Agreement") is made by and between the City of Albuquerque, a New Mexico municipal corporation (the "City") whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, and Hunt Uptown II, L.L.C., a New Mexico limited liability company ("Hunt") whose address is 4401 N. Mesa, El Paso, Texas 79902, and is made in Albuquerque, New Mexico as of the date executed by the parties hereto.

Recitals:

A. Hunt is the owner of the following described real property located at the southeast corner of Louisiana Boulevard NE and Indian School Boulevard NE, Albuquerque, New Mexico (the "Hunt Property"):

> Tract A of the Plat of the northwest quarter, Section 18, Township 10 north, Range 4 east, NMPM recorded on April 1, 1953 in Vol. D1, Folio 86, in the office of the Clerk of Bernalillo County, New Mexico.

B. The New Mexico State Highway and Transportation Department (the "SHD") and the City are in the process of constructing roadway and storm drainage improvements for Americas Parkway which bisects the Hunt Property, including a storm drainage inlet structure within the roadway, a storm drainage pipe from the inlet structure and a temporary drainage pond (the "Temporary Pond") to be located upon the portion of the Hunt Property described on Exhibit "A" attached hereto (the "Easement Property"). Hunt has granted to the SHD a temporary work permit authorizing the use of the Hunt Property to construct the Temporary Pond (the "Work Permit");

C. The drainage pipe, draining into the temporary pond will eventually connect to a storm sewer line in the Indian School Boulevard right-of-way (the "Permanent Facilities"), however, since Hunt has not determined how the Hunt Property will be developed, it is premature to construct the Permanent Facilities;

D. To accommodate the temporary situation, the parties are entering into this Agreement.

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Mary Herrera Bern. Co. EASE R 23.00 Bk-A45 Pg-6741

NOW, THEREFORE, for good and valuable consideration, the parties agree as follows:

1. Grant of Easement. Hunt grants to the City an exclusive, temporary easement (the "Easement") over the Easement Property for purposes of construction and maintenance, only in accordance with the terms hereof, of the Temporary Pond (the "Improvements"), together with the right of the City to enter upon the Easement Property at any time for the inspection, installation, maintenance, repair or modification of the Improvements and the right to remove trees, bushes, undergrowth and any other obstacles upon the Easement Property if the City determines that they interfere with the appropriate use of the Easement.

Hunt covenants and warrants that it is the owner in fee simple of the Easement Property and that it has a good and lawful right to convey the Easement free from all encumbrances except encumbrances of record and taxes due and owing to the Treasurer of Bernalillo County, and that Hunt will forever warrant and defend the title to the Easement Property against all claims from all persons or entities.

2. Maintenance of Improvements. Hunt will be solely responsible for constructing, maintaining, repairing and, when required, removing the Improvements, all in accordance with standards required by the City Engineer and the approved Grading and Drainage Plan H-19-D72 on file at the City Engineer's office. A sketch of the Improvements is attached as Exhibit "B" and made a part of this Agreement. Hunt will be responsible for paying all related costs. Hunt will not permit the Improvements to constitute a hazard to the health or safety of the general public or to interfere with the City's rights granted herein. Hunt will conform with all applicable laws, ordinances and regulations.

3. Removal of Improvements and Termination of Easement. Upon completion of the Permanent Facilities, in accordance with plans approved by the City Engineer, and upon acceptance of the Permanent Facilities by the City Engineer, Hunt shall remove the Improvements, at its expense, and the Easement shall terminate. In the event the Easement

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11/27/2002 02:51P
Bk-A45 Pg-6741
Mary Herrera Bern. Co. EASE R 23.00

is incorporated into a City approved subdivision plat termination of the Easement shall be subject to a vacation action by the City Development Review Board or a successor body.

4. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to Hunt requiring Hunt to repair, modify, or remove, pursuant to the preceding paragraph, the Improvements within fifteen (15) days of the Notice (the "Deadline") and Hunt will comply promptly with the requirements of the Notice. Hunt will perform all required work by the Deadline, at Hunt's expense.

5. Failure to Perform by Hunt and Emergency Work by City. If Hunt fails to comply with the terms of the Notice by the Deadline, or, if the City determines that an emergency condition exists, the City may perform any necessary work to the Improvements (the "Work"), and the City shall have the right to enter upon the Easement Property at any time to perform such Work without liability to Hunt. If the Work affects the Improvements, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements. Hunt will promptly repair the Improvements to the City's satisfaction. The cost of repairing the Improvements will be paid by Hunt.

6. City Lien Right. Upon the City performing any Work, the City may assess Hunt for the cost of the Work and for any other expenses or damages which result from Hunt's failure to perform. Hunt agrees to promptly pay the City the amount assessed. If Hunt fails to pay the City within thirty (30) days after the City gives Hunt written Notice of the amount due, the City may impose a lien upon the Hunt Property for the total resulting amount.

7. Assessment. Nothing in this Agreement shall be construed to relieve Hunt its heirs, assigns and successors from an assessment against the Hunt Property for improvements to the Hunt Property under a duly authorized and approved Special Assessment District. The

parties specifically agree that the value of the Improvements will not reduce the amount assessed by the City.

8. Notice. For purposes of giving formal written notice to Hunt, Hunt's address is:

Hunt Uptown II, L.L.C.
Attn: Thomas Waggoner
4401 N. Mesa
El Paso, Texas 79902

Notice may be given to Hunt either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by Hunt within 3 days after the notice is mailed if there is no actual evidence of receipt. Hunt may change Hunt's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

9. Indemnification. Hunt agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of Hunt's use of the Easement Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

10. Term. This Agreement shall continue until terminated pursuant to Section 3 above.

Mary Herrera Bern. Co. EASE R 23.00 2002157155
5784334
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Bk-A45 Pg-6741
1, 2002

11. Binding on Hunt's Property. The covenants and obligations of Hunt set forth herein shall be binding Hunt, its heirs assigns and successors and the Hunt Property and constitute covenants running with the Hunt Property until released by the City.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes of Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

Hunt Uptown, LL.L.C. a New Mexico Limited liability company

By: Hunt ELP, Ltd., a Texas Limited Partnership, its Managing Member

By: HB GP, LLC, a Nevada Limited Liability company, General Partner

By: _____
Gary B. Sapp, Executive Vice President

Dated: 11/8/02

C:\My Documents\...
Mary Herrera Bern. Co. ERSE R 23.00
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HUNT'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on November 8, 2002, by Gary B. Sapp, Executive Vice President, on behalf of Hunt Uptown II L.L.C., a New Mexico limited liability company, Hunt ELP, Ltd., a Texas limited partnership, its Managing Member and HB GP, LLC, a Nevada limited liability company, General Partner.

Carla Kloek
Notary Public

My Commission Expires:
March 31, 2005

CITY OF ALBUQUERQUE:

By: [signature]
For Chief Administrative Officer

Dated: 11/21/02

APPROVED:

[signature]
For Director, Public Works Dept.

Reviewed by:

[signature]
for City Engineer

11/21/02 KJC 11/25/02

CITY'S ACKNOWLEDGMENT

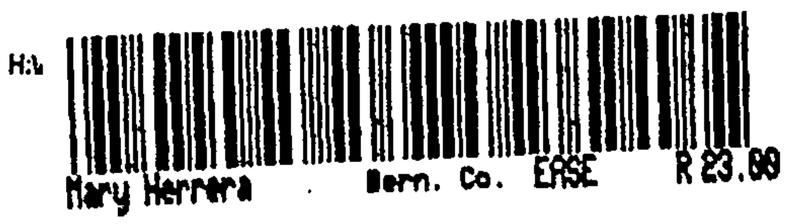
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on November 27, 2002, by Leon Broderick for, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

Katherine Jaramillo
Notary Public

January 27, 2005
My Commission Expires:

OFFICIAL SEAL
Katherine Jaramillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: January 27, 2005



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Page: 8 of 8
11/27/2002 02:51P
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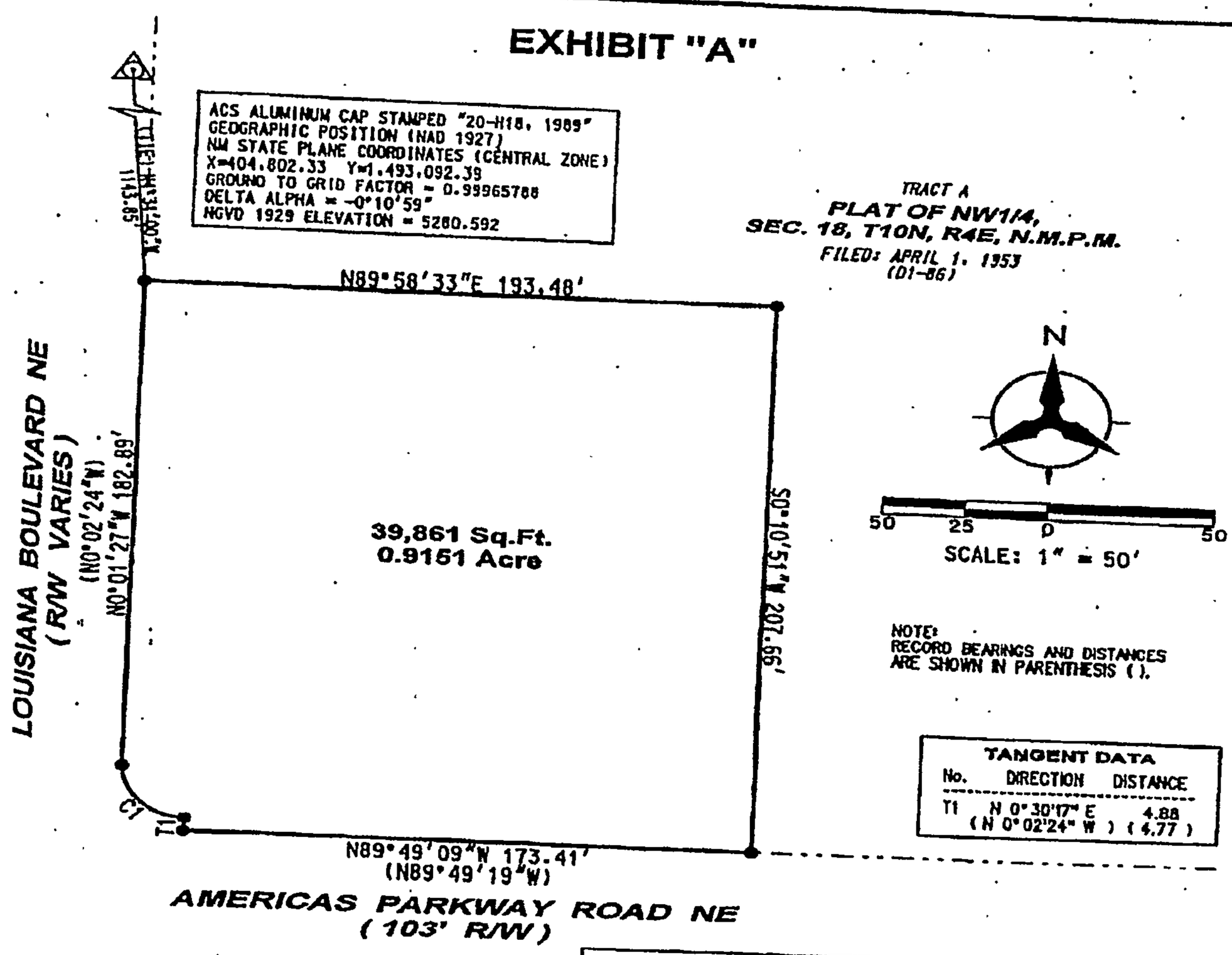
EXHIBIT "A"



TANGENT DATA

No.	DIRECTION	DISTANCE
T1	N 0°30'17" E (N 0°02'24" W)	4.88 (4.77)

CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	89°58'15" (90°00'00")	19.32	30.35 (30.38)	19.33 (19.33)	27.33 (27.34)	N 45°10'40" W (N 45°02'24" W)

DESCRIPTION

A certain tract of land situate within Bernalillo County, Albuquerque, New Mexico, being and comprising a westerly portion of Tract A of the Plat of NW1/4, Section 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1953 in Volume D1, Folio 86, and also being a westerly portion of the tract of land described in Quitclaim Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 4, 2002 in Book A34, Page 4450 as Document No. 2002044557 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD27 Datum) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, a point on the westerly boundary line of said tract described in Quitclaim Deed and also being a point on the easterly right-of-way line of Louisiana Boulevard NE, when the Albuquerque City Survey (ACS) monument "20-H18, 1989" a 3-1/4 inch aluminum tablet set in top of a concrete curb having New Mexico State Plane Grid Coordinates (Central Zone NAD 1927) of X=404,802.33 and Y=1,493,092.39 bears N04°31'00"W, a distance of 1143.85 feet and from said point of beginning leaving said easterly right-of-way line and running thence along the northerly boundary line of the tract herein described,

N89°58'33"E, a distance of 193.48 feet to the northeast corner of the tract herein described,

S00°10'51"W, a distance of 207.66 feet to the southeast corner of the tract herein described; thence,

boundary line of said tract described in Quitclaim Deed and also being a point on the southerl Americas Parkway Road NE, thence running along the southerly boundary line of said tract described in Quitclaim Deed and also along said right-of-way line,

N89°49'09"W, a distance of 173.41 feet to the southwest corner of said tract described in Quitclaim Deed; thence,

N00°30'17"E, a distance of 4.88 feet to a point of curvature non-tangent; thence,

30.35 feet along the arc of a curve to the right having a radius of 19.33 feet and a chord which bears N45°10'40"W, a distance of 27.33 feet to a point of non-tangency on the westerly boundary line of said tract described in Quitclaim Deed and also being a point on the easterly right-of-way line of Louisiana Boulevard NE, thence running along the westerly boundary line of said tract described in Quitclaim Deed and also along said right-of-way line,

N00°01'27"W, a distance of 182.89 feet to the point and place of beginning.

Tract contains 39,861 square feet or 0.9151 acre, more or less.

A. Dwain Weaver
N.M.P.S. No. 6544

Date: August 13, 2002

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

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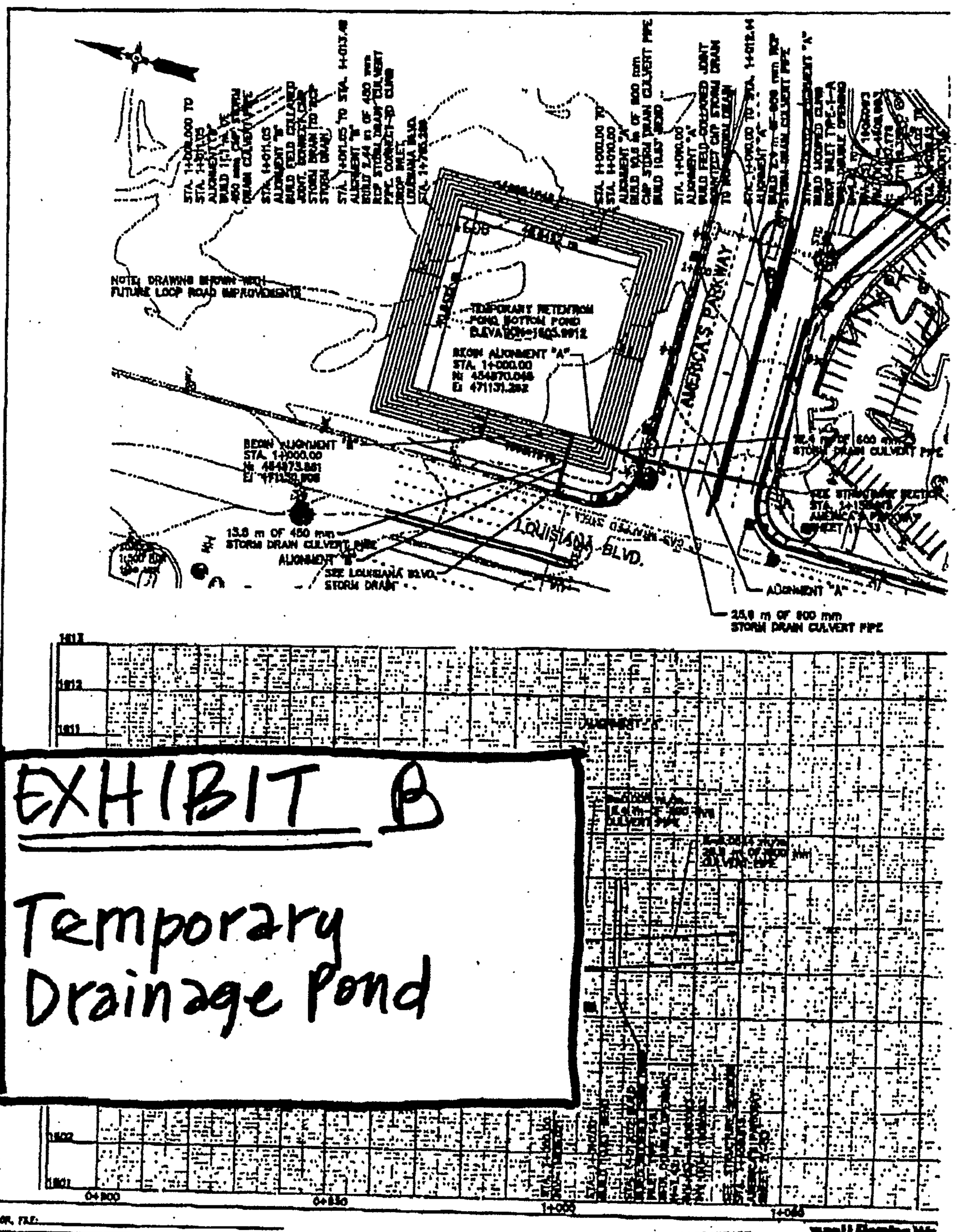
579434
Page: 7 of 8
11/27/2002 02:51P
BK-A34 Pg-4741
Fee: 23.00
Mary Herrera
Bern. Co. Clerk

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



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Mary Herrera Bern. Co. ERSE R 23.00

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 8, 2011

Curtis A. Cherne P. E.
City Hydrologist, Section Manager
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Vacation of Existing Temporary Drainage Easement at the Proposed Uptown Target Site

Dear Curtis:

I'm writing to request your concurrence with vacation of an existing drainage easement which encumbers the subject site. A copy of the easement and covenant is enclosed for your reference. The easement and covenant was prepared as a paper document and recorded with the Bernalillo County Clerk on 11/27/2002 as document number 2002157155. Subsequently the easement was shown on a replat of the property. The original intent of the easement was to allow for a temporary drainage pond which would accept flows from proposed drop inlets to be constructed at the northeast corner of Uptown Loop Road (also known as Americas Parkway Road) and Louisiana. The easement and covenant contemplated that the ultimate drainage outfall for those easements would be to the Indian School storm drain via a new storm drain to be constructed upon development of the property.

Subsequent to the recording of the easement and covenant, an alternative outfall to the storm drain trunk line to the east was established. The record drawings for Uptown Loop Road (COA project 6601.92) show this alternative solution. The same configuration is also shown on the NMDOT drawings for the Louisiana Interchange reconstruction. Copies of the applicable pages of both sets of drawings are attached for your reference. Since the temporary drainage pond was never constructed, and since a permanent alternative solution was constructed, I have concluded that the easement should be vacated. If you concur with this conclusion, please sign in the space provided below.

Should you have any questions regarding this issue, please contact me at 823-1000.

Sincerely,

Bruce J. Stidworthy, P.E.
Senior Vice President
Community Development & Planning

BJS/di
Enclosures

CONCURANCE:

BY Curtis A. Cherne
(Signature)
Curtis Cherne
(Printed Name)

TITLE Principal Engineer

DATE 7-19-11

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

N:\cdp\Proposal\2011\Ltr_Cherne Uptown Target site.docx

Cherne, Curtis

J19/D071

From: Cherne, Curtis
Sent: Friday, September 28, 2012 8:58 AM
To: 'Daniel Stewart'
Cc: Lopez, Anthony C.; Benavidez, Orlando V.
Subject: RE: Target @ ABQ Uptown-Storm drain manhole

Daniel,
I agree with your proposal for temporarily plugging the pipe by installing a short section of pipe with the exception that the City would like the stub capped rather than plugged. A special plan or design is not required for the temporary fix as we have a specification for this work.

For the permanent solution:

1. When is the window to do the work? If we aren't in a hurry, then we aren't in a hurry.
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Curtis Cherne, P.E.
Hydrology
COA

From: Daniel Stewart [mailto:dstewart@cates-clark.com]
Sent: Thursday, September 27, 2012 9:11 AM
To: Cherne, Curtis
Cc: Lopez, Anthony C.
Subject: RE: Target @ ABQ Uptown

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Dallas, Texas 75254
Phone (972) 385-2272
Fax (972) 980-1627
TBPE F-3751

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Wednesday, September 26, 2012 4:41 PM
To: Daniel Stewart
Cc: Lopez, Anthony C.
Subject: RE: Target @ ABQ Uptown

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Per our discussion, it is acceptable to lower the invert of the 24" storm drain from the site 3 feet or so and to construct a temporary concrete "patch" in the hole in the manhole. To prevent the "patch" from falling into the manhole or being forced out of the manhole, the patch is to be doweled into the manhole wall in 6 places equally spaced. Dowels should be #4 rebar 6 inches into the manhole wall and 8 inches into the "patch".

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The new invert location of the 24" storm drain is to be included in the as-builts.

Curtis Cherne, P.E.
Section Manager, Hydrology
City of Albuquerque

From: Daniel Stewart [mailto:dstewart@cates-clark.com]
Sent: Wednesday, September 26, 2012 2:16 PM
To: Cherne, Curtis
Subject: Target @ ABQ Uptown
Importance: High

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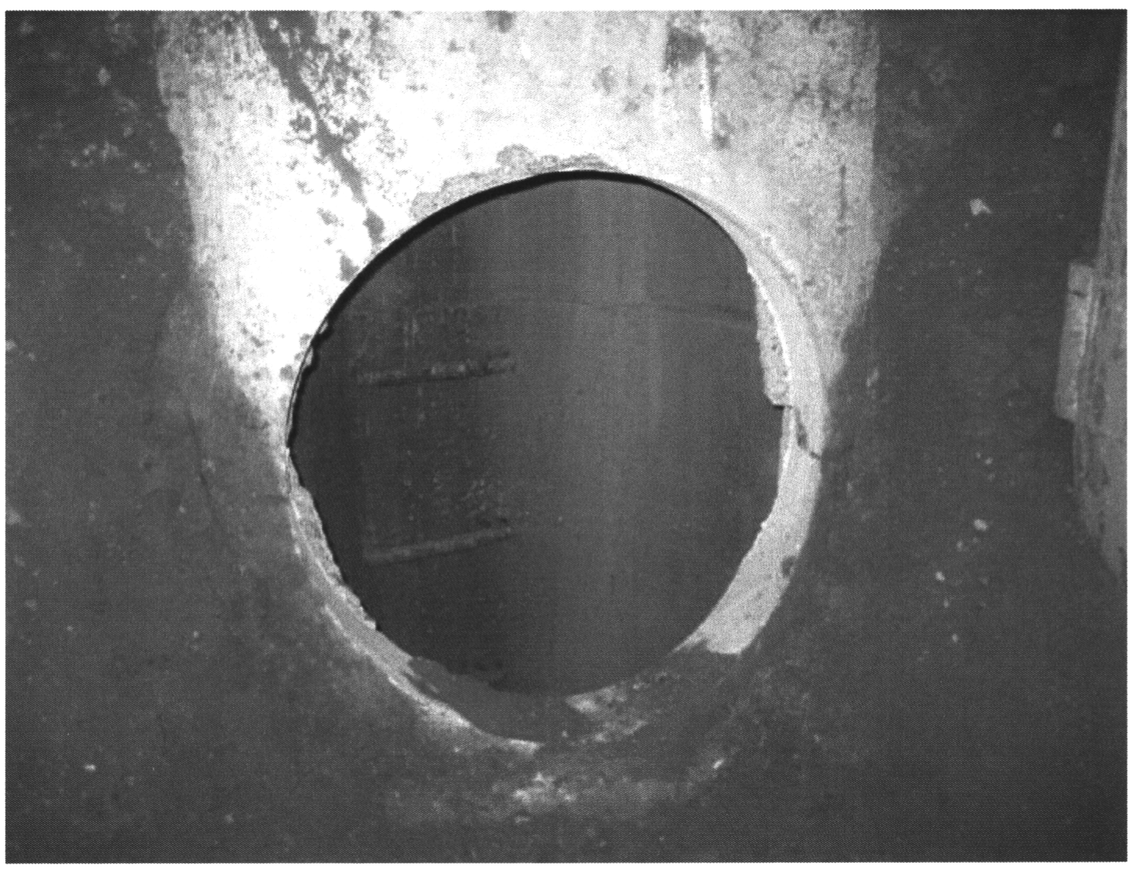

Top picture- Rodgers Plumbing removing the 24"RCP SD from the road in Uptown Loop
Middle Picture- SD Manhole with 24"RCP SD removed and the depth increased by 5ft
Bottom picture- Close up on the (first) 30" hole cored into the SD Manhole in Uptown Loop

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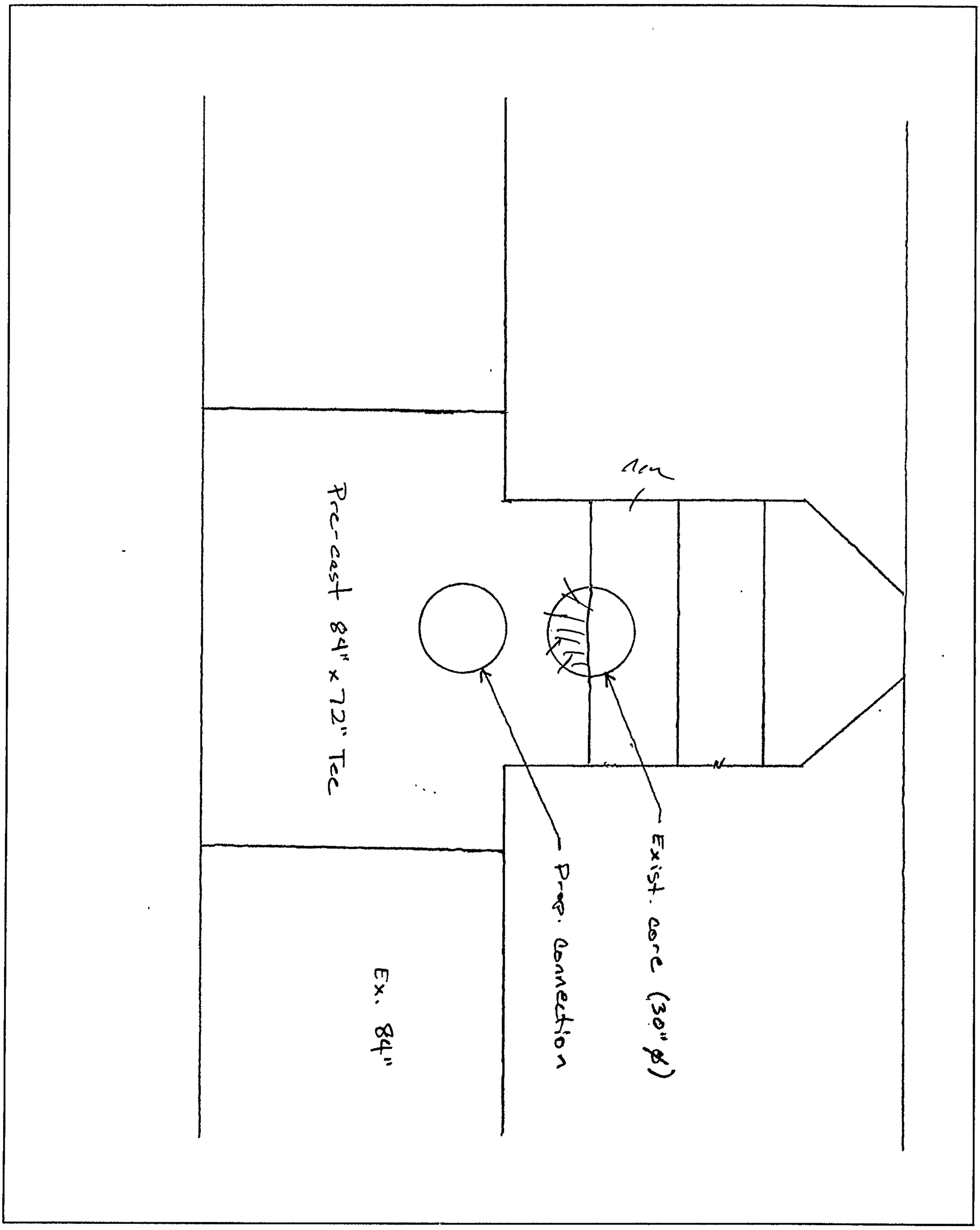
Target @ ABQ Uptown
Storm manhole connection lowering
By D. Stewart Date 09/27/12 Job No. 786782



Cherne, Curtis

From: Daniel Stewart [dstewart@cates-clark.com]
Sent: Thursday, September 27, 2012 9:11 AM
To: Cherne, Curtis
Cc: Lopez, Anthony C.
Subject: RE: Target @ ABQ Uptown
Attachments: 9-27-12 Target ABQ Storm Manhole Sketch.pdf; 9-27-12 Target ABQ Storm Manhole Core.pdf

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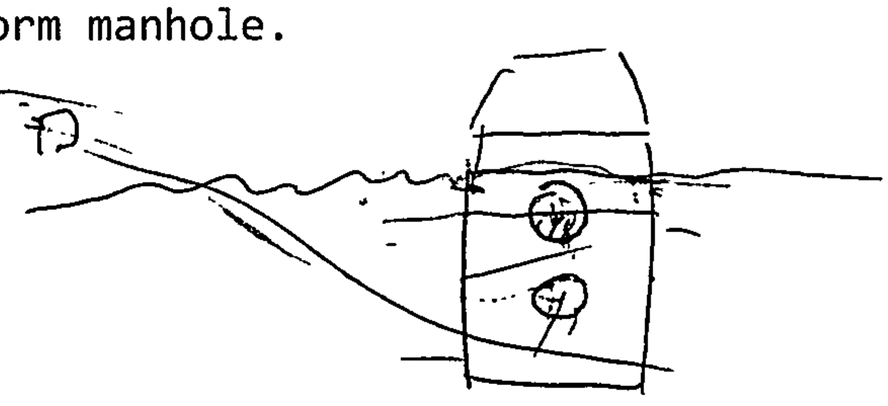

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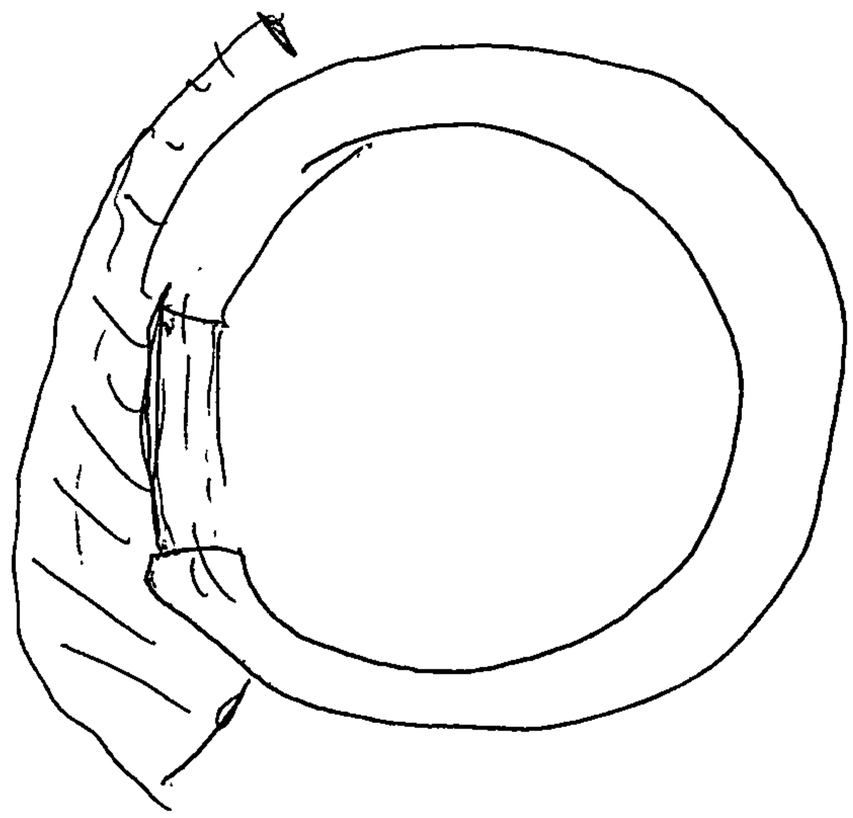

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, September 28, 2012 8:58 AM
To: 'Daniel Stewart'
Cc: Lopez, Anthony C.; Benavidez, Orlando V.
Subject: RE: Target @ ABQ Uptown-Storm drain manhole

Daniel,
I agree with your proposal for temporarily plugging the pipe by installing a short section of pipe with the exception that the City would like the stub capped rather than plugged. A special plan or design is not required for the temporary fix as we have a specification for this work.

For the permanent solution:

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Importance: High
Attachments: 9-26-12 Target ABQ SD Fix.pdf

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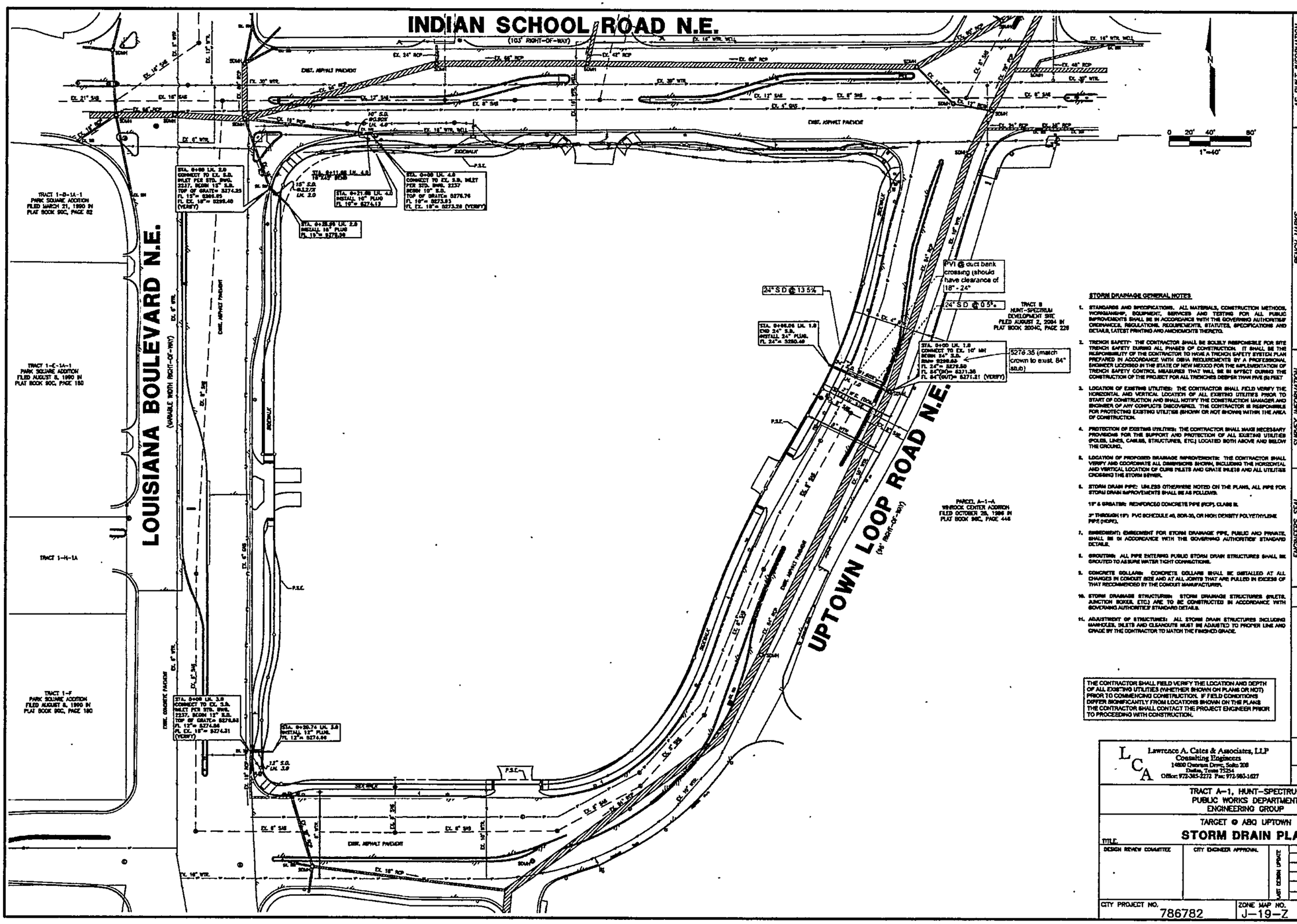

STORM DRAINAGE GENERAL NOTES

1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO.
2. TRENCH SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
3. LOCATION OF EXISTING UTILITIES: THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
4. PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
5. LOCATION OF PROPOSED DRAINAGE IMPROVEMENTS: THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
6. STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE PLANS, ALL PIPE FOR STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:

   18" & GREATER: REINFORCED CONCRETE PIPE (RCP), CLASS III.

   3" THROUGH 15": PVC SCHEDULE 40, SDR-35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE).
7. BEDDING (EMBEDMENT): EMBEDMENT FOR STORM DRAINAGE PIPE, PUBLIC AND PRIVATE, SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
8. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
9. CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
10. STORM DRAINAGE STRUCTURES: STORM DRAINAGE STRUCTURES (INLETS, JUNCTION BOXES, ETC.) ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARD DETAILS.
11. ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THIS PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

Lawrence A. Cates & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-383-2272 Fax: 972-980-1627

AS BUILT INFORMATION

CONTRACTOR | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS PREPARED BY | DATE
REVIEWED BY | DATE

MICRO-FILM INFORMATION

REVIEWED BY | DATE
NO.

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18"
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 83)
LOCATED IN THE MEDIAN OF LOUISIANA BOULEVARD ON THE SOUTH SIDE OF ITS INTERSECTION WITH UPTOWN BOULEVARD N.E., APPROXIMATELY 625 FEET NORTH OF THE CENTERLINE OF INDIAN SCHOOL ROAD N.E.
NORTHING: 1463154.978
EASTING: 1545048.210
ELEVATION: 5283.222 (NAVD 1988)

SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

ENGINEERS SEAL

DANIEL B. STEPHAN
NEW MEXICO
20391
PROFESSIONAL ENGINEER
02-07-12

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		DATE
DESIGNED BY	LCA	12.09.11
DRAWN BY	LCA	12.09.11
CHECKED BY	LCA	12.09.11

TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

TITLE: **STORM DRAIN PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
786782	J-19-Z	15	22

Cherne, Curtis

From: Daniel Stewart [dstewart@cates-clark.com]
Sent: Monday, October 22, 2012 3:08 PM
To: Cherne, Curtis
Subject: Target @ ABQ Uptown - Storm MH fix
Attachments: Uptown Loop Storm MH Patch Calculations.pdf; Uptown Loop Storm MH Patch Detail.pdf

Curtis,

You may remember a few weeks ago working with us on repairing a storm drain manhole in Uptown Loop Road where we had cored, but had to lower the connection. Attached is a drawing and structural calculations for a permanent solution. After talking with the structural engineer and contractor, we think this would be the best solution and provide the strongest repair. Please let me know if this would be acceptable to the city. Feel free to call or email with any questions or concerns.

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$p = \rho g h$

$= 62.4 \frac{\#}{ft^3} (\text{[illegible]}) h$

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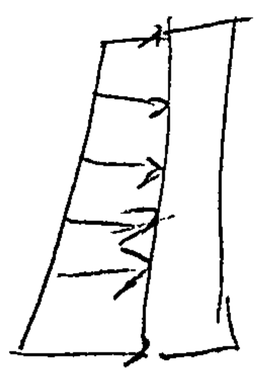

RESOLUTION 2012-13

Ad Valorem Tax Levy for Tax Year 2012
Applicable to Debt Service Fund

WHEREAS, from the 2010 Authorization, AMAFCA will cause to be sold and will cause to be issued its General Obligation Bonds, series 11/1/12 in the aggregate principal amount of Ten Million Dollars ($10,000,000); and

WHEREAS, the General Obligation Bonds from the 2006 Authorization, the 2008 Authorization and the 2010 Authorization are required by state statute to be paid off by those AMAFCA taxpayers residing within current AMAFCA boundaries; and

WHEREAS, the Authority will continue to impose taxes in Bernalillo County for the general obligation bonds authorized at the November 7, 2006 Election, November 4, 2008 Election and November 2, 2010 Election; and

AND WHEREAS, it is necessary for the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority to raise funds to pay promptly in full, when due, all interest and principal of said bonds and any other securities of the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY THAT:

1. The Albuquerque Metropolitan Arroyo Flood Control Authority shall, and hereby does, determine to levy and cause to be collected a general ad valorem tax of **$0.675** mills per $1,000 of assessed value on all taxable real and personal property within the current boundaries of the Authority, for the purpose of supplying funds to pay promptly in full, when due, all interest and principal on the bond issues resulting from the voter authorizations of November 7, 2006, of November 4, 2008 and of November 2, 2010, a rate sufficient to produce adequate gross revenue for the tax year 2012 for the purpose of supplying funds to pay promptly in full, when due, all interest and principal on the aforementioned bond issues.

2. The levy hereby authorized and required shall be in addition to the levy authorized under the provision of Section 72-16-22 (I), NMSA 1978.

3. The Albuquerque Metropolitan Arroyo Flood Control Authority shall, and hereby does, certify to the Board of County Commissioners of Bernalillo County, New Mexico, and to the Director of the Department of Finance and Administration of the State of New Mexico, that the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority has determined to levy a tax of **$0.675** mills per $1,000 of assessed value, and directs such bodies and officers in the time and manner required by law for such levying taxes for other purposes, to levy or cause to be levied such tax upon the assessed valuation of all taxable real and personal property within the current boundaries of the Authority.

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AND WHEREAS, it is necessary for the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority to raise funds to pay promptly in full, when due, all interest and principal of said bonds and any other securities of the Authority.

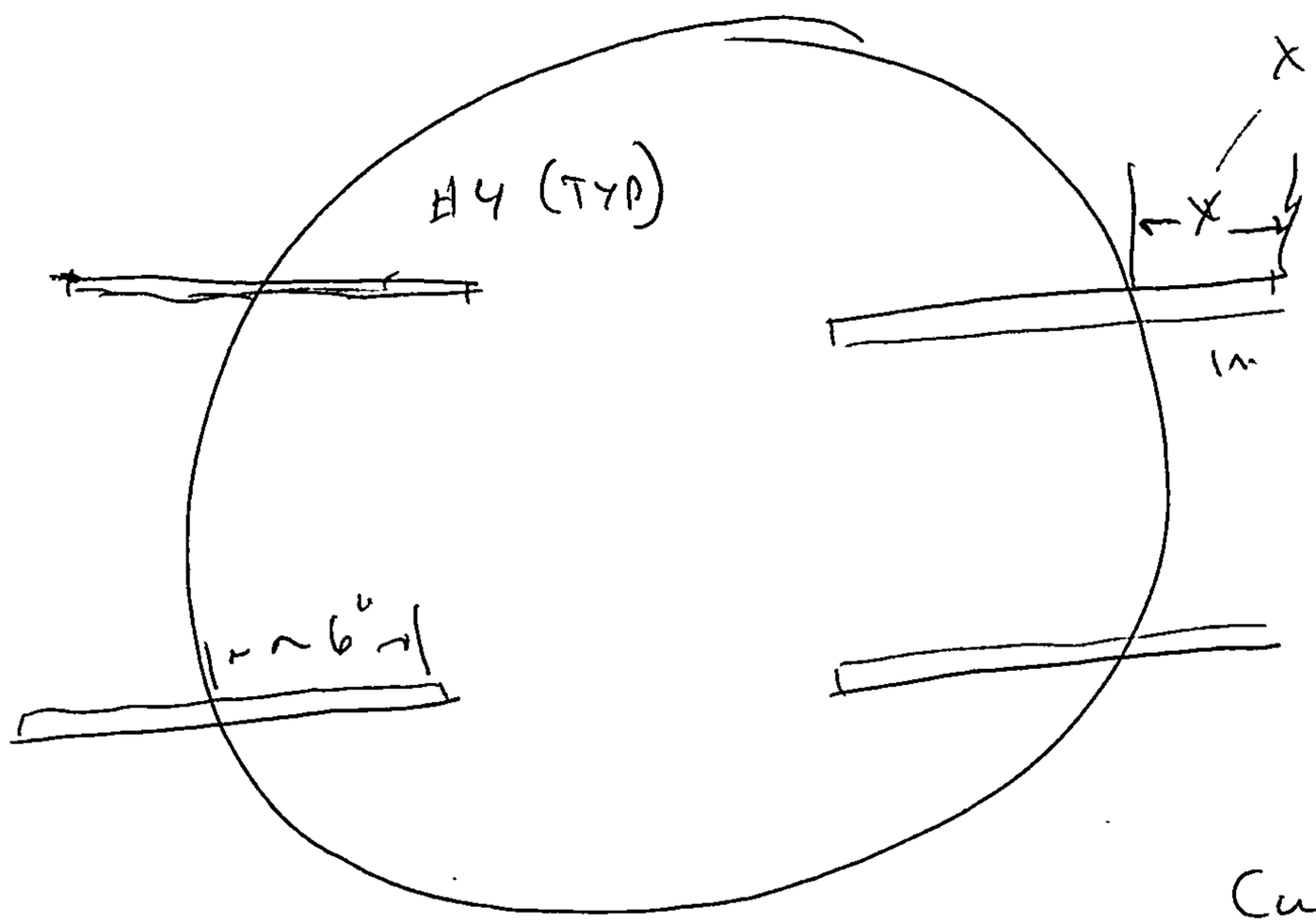
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY THAT:

1. The Albuquerque Metropolitan Arroyo Flood Control Authority shall, and hereby does, determine to levy and cause to be collected a general ad valorem tax of **$0.675** mills per $1,000 of assessed value on all taxable real and personal property within the current boundaries of the Authority, for the purpose of supplying funds to pay promptly in full, when due, all interest and principal on the bond issues resulting from the voter authorizations of November 7, 2006, of November 4, 2008 and of November 2, 2010, a rate sufficient to produce adequate gross revenue for the tax year 2012 for the purpose of supplying funds to pay promptly in full, when due, all interest and principal on the aforementioned bond issues.

2. The levy hereby authorized and required shall be in addition to the levy authorized under the provision of Section 72-16-22 (I), NMSA 1978.

3. The Albuquerque Metropolitan Arroyo Flood Control Authority shall, and hereby does, certify to the Board of County Commissioners of Bernalillo County, New Mexico, and to the Director of the Department of Finance and Administration of the State of New Mexico, that the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority has determined to levy a tax of **$0.675** mills per $1,000 of assessed value, and directs such bodies and officers in the time and manner required by law for such levying taxes for other purposes, to levy or cause to be levied such tax upon the assessed valuation of all taxable real and personal property within the current boundaries of the Authority.

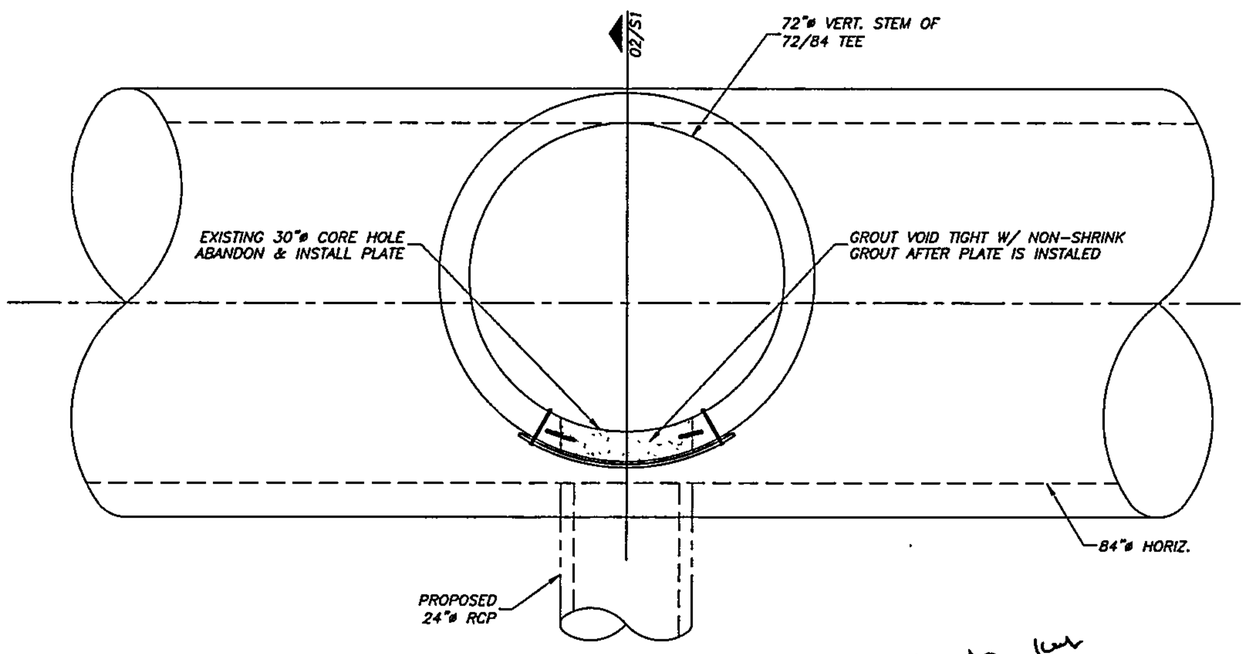
10-26-12



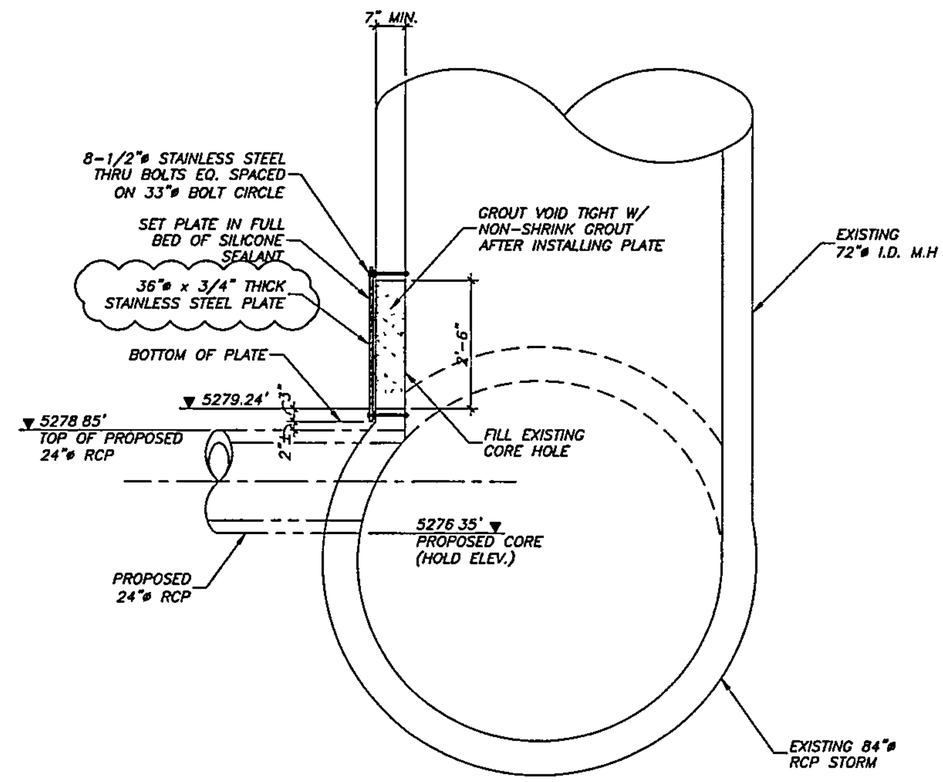
X - deep enough to keep the rebar from falling out while mudding it in. minimum of 2"

30" dia

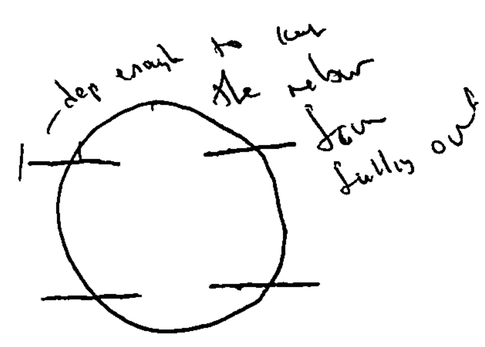
Curtis Cherne, P.E.
Hydrology
CWA

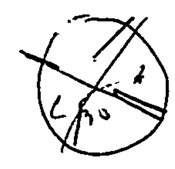


01 PARTIAL PLAN
1/2"=1'-0"



02 SECTION
1/2"=1'-0"





REVISED 10/22/2012

72"ø MANHOLE PATCH					
TARGET ALBUQUERQUE UPTOWN					
ALBUQUERQUE, NEW MEXICO					
VIEWTECH, INC. 4208 BELTWAY DR. ADDISON, TX. 75001 (972) 661-6187 FAX (972) 661-6172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
VL	PSP	10/05/12	NOTED	2012-200	S1

TARGET ALBUQUERQUE, UPTOWN
ALBUQUERQUE, N.M.

CHECK PL

RIM ELEV. = 5290.63'

BOTT OF PL ELEV = 5279.0'

DEPTH TO
BOTT OF PL = 11.63'

REGISTERED ENGINEER
No. 5162
NEW MEXICO
VICTOR LISSIAK, JR.
10/08/2012

USE FLUID PRESSURE = 62.4 pcf

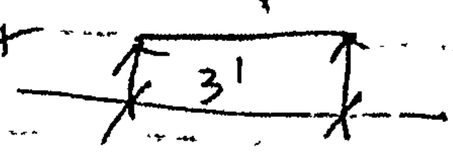
USE 250 psf VERTICAL SURCHARGE

$62.4 \times 11.63 + 250 = 725.7$ psf

CHECK PL STRESS: (5/8" THICK)

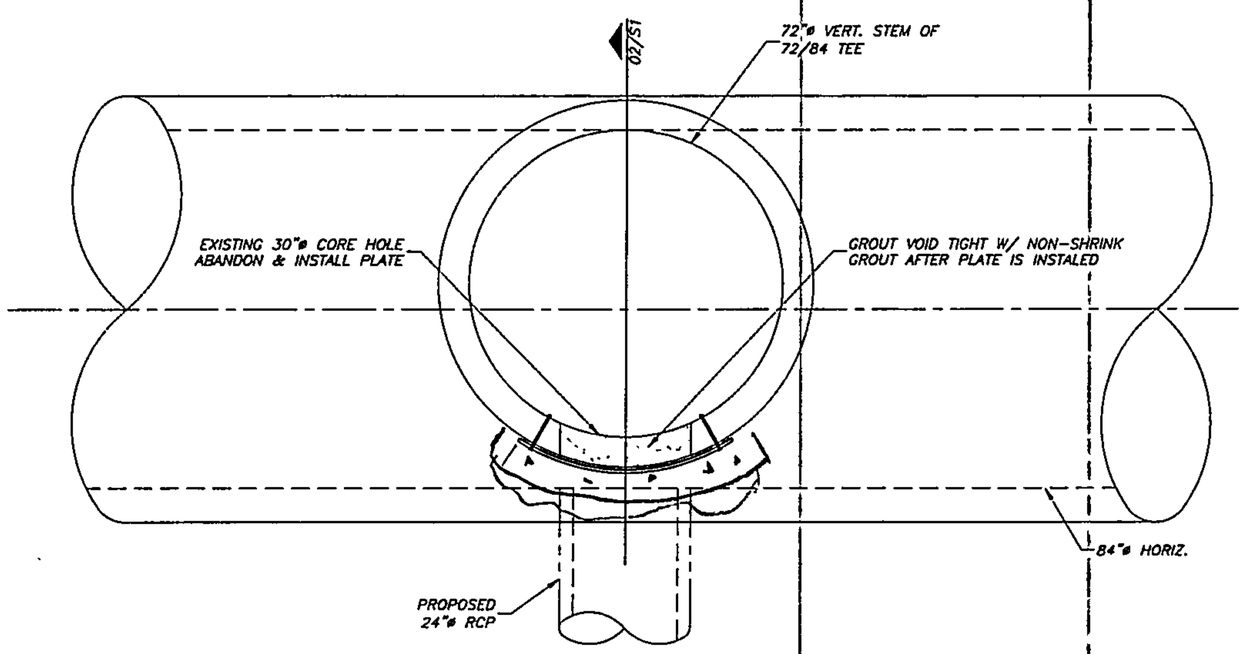
0.73 K/F

$I = \frac{12 \times 0.625^3}{12} = .244$



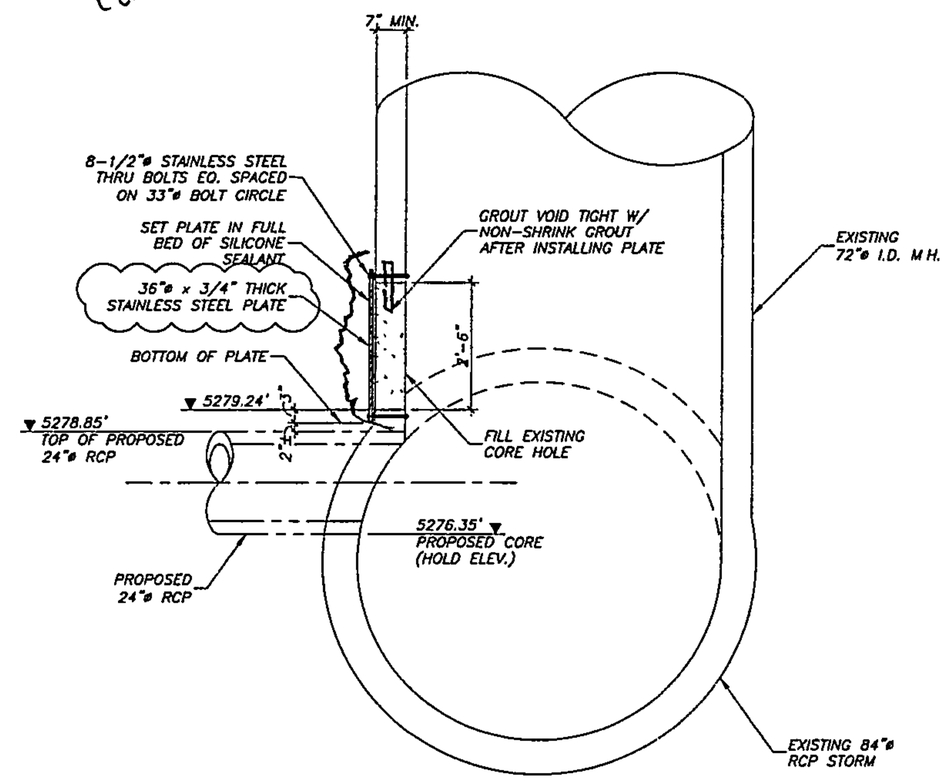
$M = \frac{0.73 \times 3^2}{8} = 0.82$ KF

$f = \frac{Mc}{I} = \frac{0.82 \times 12000 \times 0.3125}{0.244} = 12.6$ ksi O.K.



01 PARTIAL PLAN
1/2"=1'-0"

Steel in bit corrosivity



02 SECTION
1/2"=1'-0"

REVISED 10/22/2012

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ALBUQUERQUE, NEW MEXICO					
VIEWTECH, INC. 4208 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
VL	PSP	10/05/12	NOTED	2012-250	S1

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, October 29, 2012 11:36 AM
To: 'Daniel Stewart'; Lopez, Anthony C.
Subject: RE: Target @ ABQ Uptown - Storm MH fix

Daniel,
This looks OK to me. Please proceed.

Curtis

From: Daniel Stewart [mailto:dstewart@cates-clark.com]
Sent: Monday, October 29, 2012 11:12 AM
To: Cherne, Curtis ; Lopez, Anthony C.
Subject: RE: Target @ ABQ Uptown - Storm MH fix
Importance: High

Curtis and Anthony,

Attached is the revised detail per your comments. If this looks okay to you, I will issue to the contractor to have installed this week. Thank you both for the quick review!

Daniel Stewart, P.E., LEED GA
Cates-Clark & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Phone (972) 385-2272
Fax (972) 980-1627
TBPE F-3751

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Friday, October 26, 2012 5:04 PM
To: Lopez, Anthony C.; Daniel Stewart
Subject: RE: Target @ ABQ Uptown - Storm MH fix

That is fine with me.

Curtis

From: Lopez, Anthony C.
Sent: Friday, October 26, 2012 3:11 PM
To: Cherne, Curtis ; 'Daniel Stewart'
Subject: RE: Target @ ABQ Uptown - Storm MH fix

It is my view that the entire patch should have reinforcing, perhaps a mesh tied to the doweled connection to the manhole wall. Similar to the original construction of the manhole barrel.

From: Cherne, Curtis

Sent: Friday, October 26, 2012 3:08 PM
To: 'Daniel Stewart'
Cc: Lopez, Anthony C.
Subject: RE: Target @ ABQ Uptown - Storm MH fix

Daniel,
Anthony and I agree that the plate should provide the structural integrity for the patch. However, we are concerned that the patch may fall out. Normally when we do a concrete/masonry patch, it is doweled into the existing concrete or some form of a positive stop.
The support required would not have to be that substantial, since the load is taken by the plate. I have attached a rough sketch.

Anthony,
What do you think?

Daniel,
Let me know.

Curtis

From: Daniel Stewart [mailto:dstewart@cates-clark.com]
Sent: Monday, October 22, 2012 3:08 PM
To: Cherne, Curtis
Subject: Target @ ABQ Uptown - Storm MH fix

Curtis,

You may remember a few weeks ago working with us on repairing a storm drain manhole in Uptown Loop Road where we had cored, but had to lower the connection. Attached is a drawing and structural calculations for a permanent solution. After talking with the structural engineer and contractor, we think this would be the best solution and provide the strongest repair. Please let me know if this would be acceptable to the city. Feel free to call or email with any questions or concerns.

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Dallas, Texas 75254
Phone (972) 385-2272
Fax (972) 980-1627
TBPE F-3751

Cherne, Curtis

From: Lopez, Anthony C.
Sent: Monday, October 29, 2012 11:23 AM
To: 'Daniel Stewart'; Cherne, Curtis
Subject: RE: Target @ ABQ Uptown - Storm MH fix

This is satisfactory for my needs.

From: Daniel Stewart [mailto:dstewart@cates-clark.com]
Sent: Monday, October 29, 2012 11:12 AM
To: Cherne, Curtis ; Lopez, Anthony C.
Subject: RE: Target @ ABQ Uptown - Storm MH fix
Importance: High

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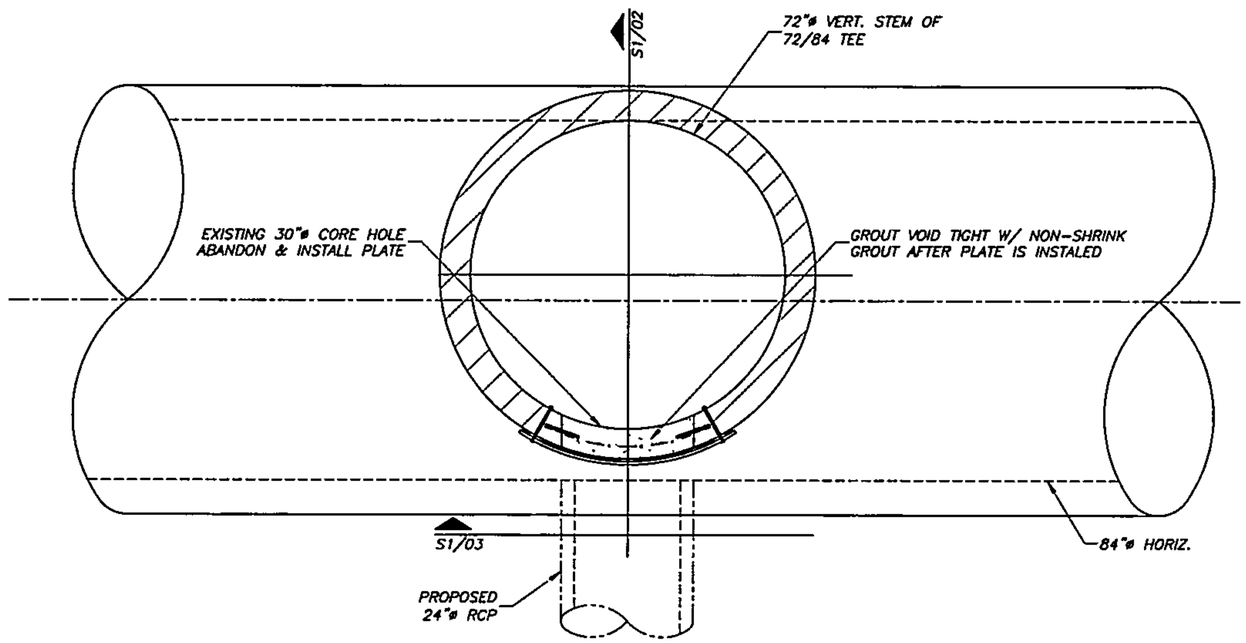
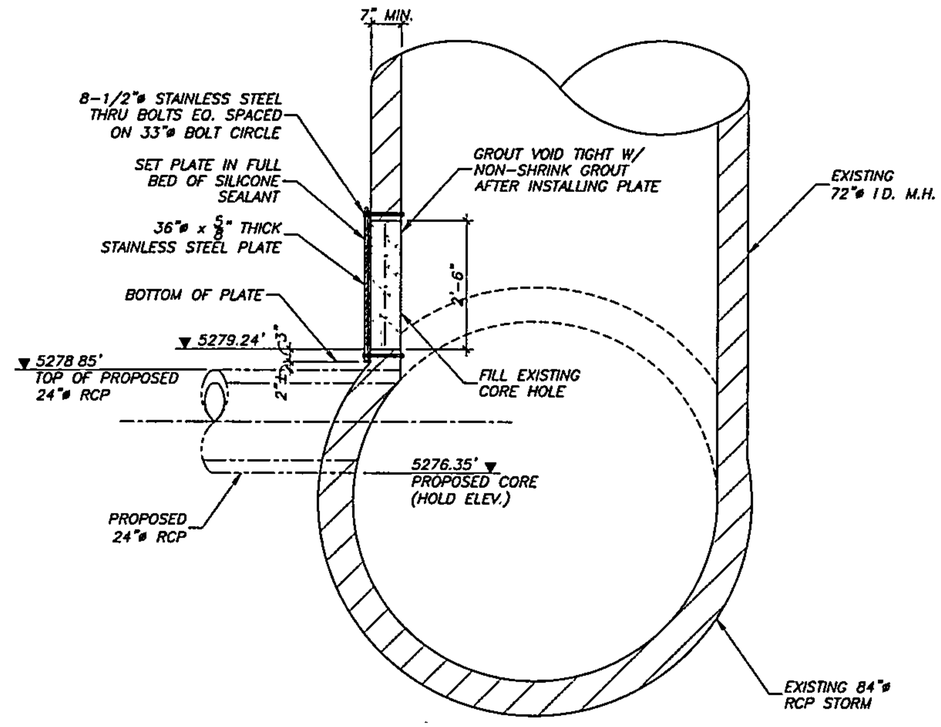
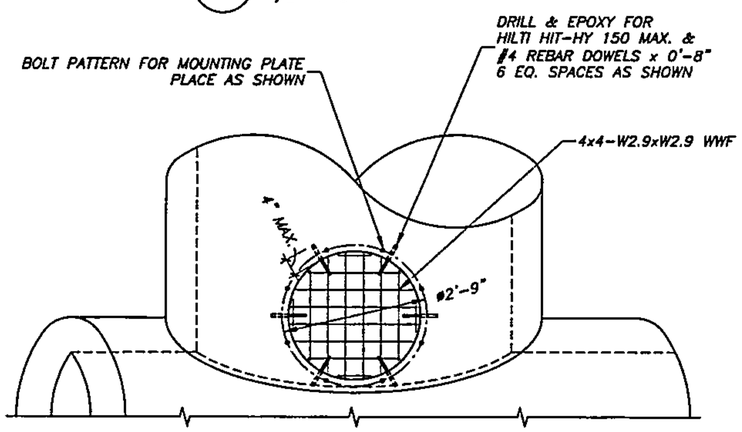


01 PARTIAL PLAN
1/2"=1'-0"



02 SECTION
1/2"=1'-0"



03 DETAIL
1/2"=1'-0"

REVISION 10-29-2012

72"ø MANHOLE PENETRATION PATCH					
TARGET ALBUQUERQUE UPTOWN					
ALBUQUERQUE, NEW MEXICO					
VIEWTECH, INC. 4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8167 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
VL	PSP	10/08/12	NOTED	2012-154	S1

CITY OF ALBUQUERQUE

January 24, 2013

Daniel B. Stewart, P.E.
Lawrence A. Cates and Associates, LLP
14800 Quorum Dr, Suite 200
Dallas TX. 75254

Re: Target Uptown, 2120 Louisiana Boulevard NE
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 02-07-12 (J19/D071)
Certification dated: 1-23-13

Dear Mr. Stewart,

Based on the Certification received 1/23/2013, the site is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to me at: sbiazar@cabq.gov.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: CO Clerk—Katrina Sigala
e-mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: Target Albuquerque Uptown ZONE MAP: J-19-Z 0071
DRB#: 1007316 EPC#: WORK ORDER#: 786782
LEGAL DESCRIPTION: Tract A-1, Hunt-Spectrum Development Site
CITY ADDRESS: 2120 Louisiana Boulevard N.E.

ENGINEERING FIRM: Lawrence A. Cates & Associates, LLP CONTACT: Daniel Stewart
ADDRESS: 14800 Quorum Drive, Suite 200 PHONE: 972-385-2272
CITY, STATE: Dallas, Texas 75254 ZIP CODE: 75254
dstewart@cates-clark.com

OWNER: Target Corporation CONTACT: Kim Hayden
ADDRESS: 1000 Nicollet Mall TPN-12H PHONE: 612-761-6051
CITY, STATE: Minneapolis, MN ZIP CODE: 55403

ARCHITECT: RSP Architects CONTACT: Nicole Nebelung
ADDRESS: 1220 Marshall Street NE PHONE: 612-677-7304
CITY, STATE: Minneapolis, MN ZIP CODE: 55413

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Drive PHONE: 505-897-3366
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: Ryan Companies US, Inc. CONTACT: Matt Johnson
ADDRESS: 50 South Tenth Street, Suite 300 PHONE: 612-247-4639
CITY, STATE: Minneapolis, MN ZIP CODE: 55403
matt.johnson@ryancompanies.com

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN 1st SUBMITTAL
- ___ DRAINAGE PLAN RESUBMITTAL
- ___ CONCEPTUAL G & D PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- X ENGINEER'S CERT (HYDROLOGY)
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT
- ___ ENGINEER'S CERT (TCL)
- ___ ENGINEER'S CERT (DRB SITE PLAN)
- ___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- ___ SIA/FINANCIAL GUARANTEE RELEASE
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D APPROVAL
- ___ S. DEV. FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM)
- ___ CERTIFICATE OF OCCUPANCY (TEMP)
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ GRADING CERTIFICATION
- ___ OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- X YES (Met with Brad Bingham on 11/12/10)
- ___ NO
- ___ COPY PROVIDED

DATE SUBMITTED: 1/23/13 BY: [signature]

RECEIVED
JAN 23 2013
LAND DEVELOPMENT SECTION

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.